



Tharp Way, Chippenham, CB7 5QG

CHEFFINS

Tharp Way

Chippenham,
CB7 5QG

- Individual Detached House
- 3 Bedrooms - 1 Ensuite
- Wrap Around Garden
- Garage & Driveway
- Potential to Improve & Modernise
- NO ONWARD CHAIN

An individual 3 bedroom detached character home with potential to improve and modernise, situated in a popular residential development in a sought after Cambridgeshire village. The property is offered with NO CHAIN and benefits from a large living/dining room, a ground floor bathroom and a generous conservatory. Features include 3 bedrooms and an ensuite shower room on the first floor, a detached garage and off-road parking and enclosed gardens on three sides.

3 2 2



Guide Price £295,000



LOCATION

CHIPPENHAM is a small village located approximately 18 miles from Cambridge, 4 miles from Newmarket, 14 miles from Bury St Edmunds and 11 miles from Ely. The village has a range of facilities and activities including St Margaret's Church, tennis and cricket clubs and a public house. Primary schooling is available in the nearby villages of Fordham and Kennett with a range of nurseries, middle and secondary education in Newmarket. The village is centered around Chippenham Park, a family run estate and prestigious wedding venue which also has garden open days and tea rooms. The village is also home to Chippenham Fen National Nature Reserve. Just outside the village is La Hogue Farm shop and cafe.

ENTRANCE HALL

with a part glazed entrance door, stairs leading to the first floor, under stairs cupboard, airing cupboard.

LIVING/DINING ROOM

with patio doors leading to the rear garden.

KITCHEN

with a range of fitted base and wall mounted units, inset stainless steel sink and drainer, freestanding Rangemaster electric oven with extractor hood over, breakfast bar, pair of doors leading to the conservatory,

BATHROOM

with a white suite comprising a bath with shower over, hand basin, low level WC, tiled walls.

CONSERVATORY

uPVC double glazed with a door leading out to the garden.

FIRST FLOOR

LANDING

with eaves storage cupboards.

BEDROOM 1

ENSUITE SHOWER ROOM

with shower cubicle, hand basin, low level WC, eaves storage cupboard.

BEDROOM 2

with a built-in cupboard, eaves storage cupboard.

BEDROOM 3

with eaves storage cupboard.

OUTSIDE

The property is situated in an established residential development conveniently situated to the nearby park and play area.

A small front garden leads to the front entrance door and wrap around gardens to the side and rear is enclosed and laid to lawn with paved patio areas and established shrubs. A pedestrian gate to the rear leads to a driveway and a;

DETACHED GARAGE

with a pair of doors to the front.

SALES AGENTS NOTES

Tenure – Freehold

Council Tax Band – C

Property Type – Detached House

Property Construction – Standard Brick

Number & Types of Room – Please refer to the floorplan

Square Footage – 936.46

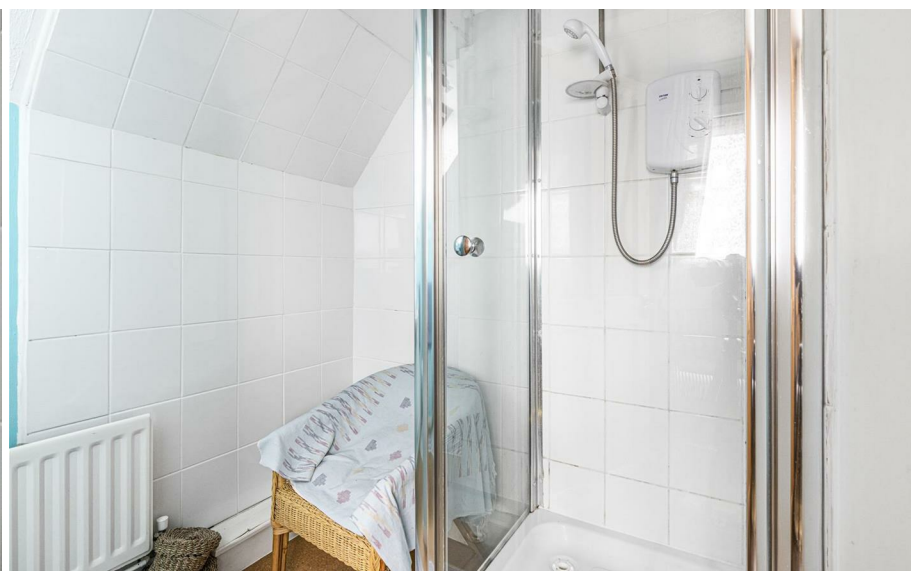
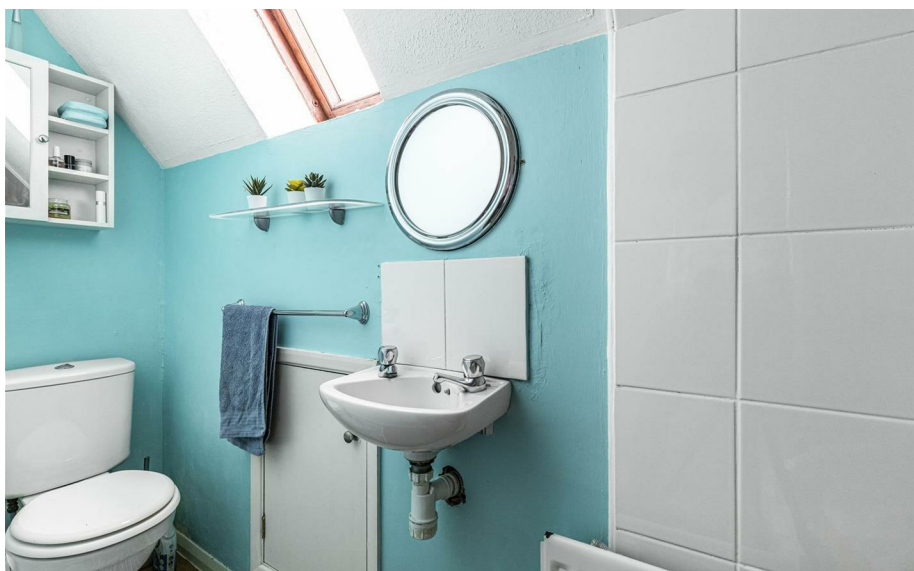
Parking – Garage & Driveway


Heating sources – Oil central heating

For more information on this property, please refer to the Material Information Brochure on our website.

Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.





| Energy Efficiency Rating | | |
|---|-----------|--|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 81 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

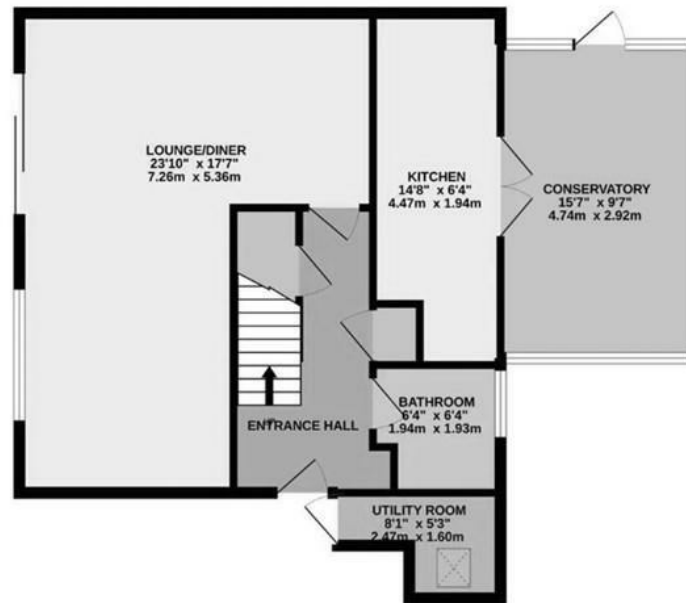
Guide Price £295,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - East Cambridgeshire



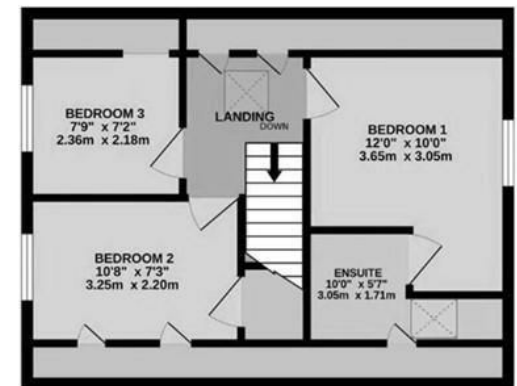




GROUND FLOOR



1ST FLOOR



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