



2 New Street,
Chippenham

DAVID
BURR





2 New Street, Chippenham, CB7 5QF

Chippenham is a much sought after village situated 5 miles north of Newmarket and 19 miles east of central Cambridge. It is home to a number of picturesque and individual buildings which include a 13th Century church, a Georgian period school house and a row of artisans' cottages. The thriving and lively community enjoys many social and sporting activities and has excellent cricket grounds, tennis courts and bowls club. The village is also home to a farm shop that specializes in local produce and offers al fresco dining with stunning countryside views.

A well-presented and spacious three-bedroom semi-detached home, centrally located in the popular village of Chippenham. The light accommodation includes an open-plan living/dining room, study, kitchen/breakfast room and cloakroom, with three double bedrooms, en suite and family bathroom upstairs. Outside, there is an enclosed rear garden, off-road parking and a single garage.

A spacious and well-presented three-bedroom semi-detached home in a central position within the popular village of Chippenham.

Ground Floor

ENTRANCE HALL With a tiled floor and staircase rising to the first floor.

SITTING ROOM A bright and generous reception room with a window to the front aspect and sliding doors opening onto the rear garden. Features include an open fireplace with exposed brick chimney breast. The room flows into the dining area, creating a sociable open-plan space.

DINING ROOM Open plan to the living room, with a window to the front aspect and ample space for a dining table and chairs.

STUDY A versatile room suitable for use as a study, snug or fourth bedroom, with French double doors opening onto the rear garden.

CLOAKROOM Comprising a WC and wash hand basin, with an obscured window to the front aspect.

KITCHEN / BREAKFAST ROOM Fitted with a range of base-level storage units with work surfaces over, a built-in oven and electric hob, and an inset stainless-steel sink and drainer. Additional features include an integrated freezer, space for a fridge, plumbing for a washing machine, a useful under-stairs storage cupboard, and room for a table and chairs.

First Floor

LANDING With access to the loft space.

BEDROOM 1 Accessed via a useful adjoining area which could be used as a dressing room or nursery. The main bedroom is a double room with a window to the front aspect.

BEDROOM 3 A further double bedroom with a window to the front aspect and a built-in storage cupboard.

BATHROOM Fitted with a panelled bath with shower mixer attachment, wash hand basin and WC. Additional features include a radiator, airing cupboard housing the hot water cylinder, and an obscured window to the rear aspect.

Outside

The rear garden is enclosed and private, with mature borders and a patio area ideal for outdoor seating and entertaining. To the front, there is a gravel driveway providing off-road parking for multiple vehicles, bordered by mature planting and small trees which create a good degree of privacy. There is access to a single garage, which also houses the recently replaced oil-fired boiler.

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SERVICES Oil-fired fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND C. (£2,076.83 per annum)

EPC TBC

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS knocking.moles.reclining

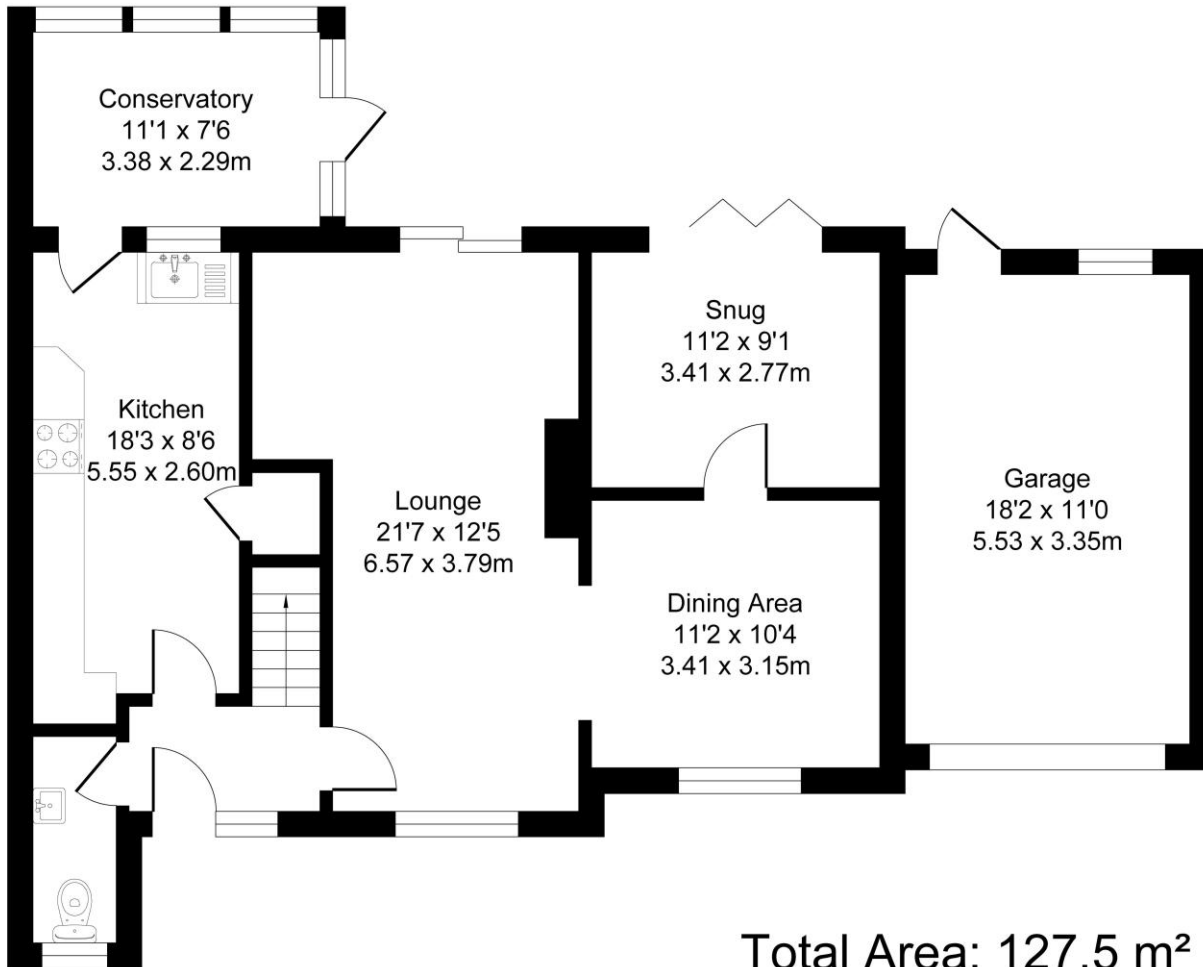
VIEWING Strictly by prior appointment only through DAVID BURR.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



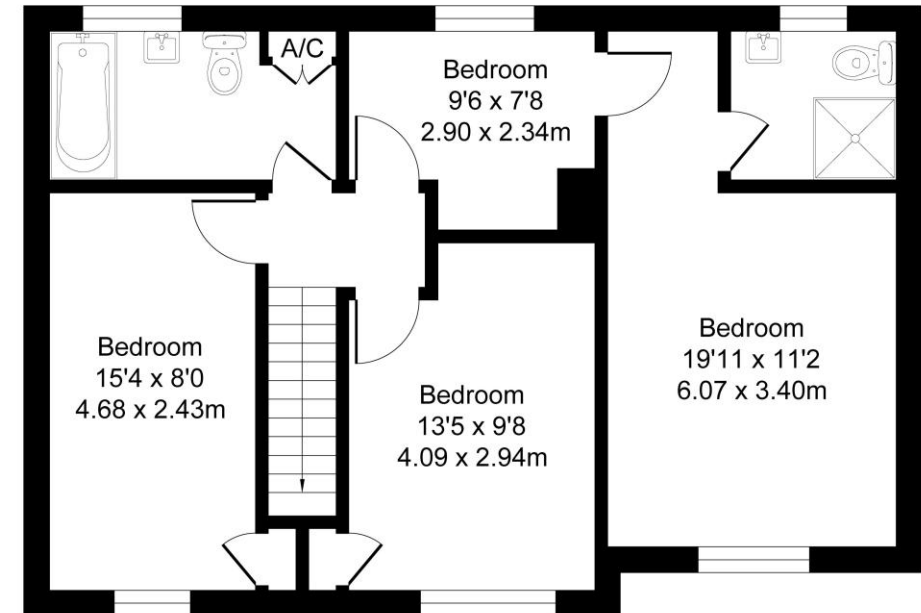
Ground Floor

Area: 66.0 m² ... 711 ft²



First Floor

Area: 61.5 m² ... 663 ft²



Total Area: 127.5 m² ... 1374 ft²

All Measurements are approximate and for display purposes only

