



**10 Tharp Way**  
**Chippenham, CB7 5QG**  
**Offers In Excess Of £300,000**

## 10 Tharp Way, Chippenham, CB7 5QG

A rare opportunity to purchase a detached three bedroom home located within the beautiful and highly sought after village of Chippenham only a few miles from Newmarket.

The property benefits from an entrance hall, sitting/dining room, kitchen, conservatory, ground floor bathroom, three bedrooms and an en-suite shower room to the first floor.

Externally the property has gardens wrapping around the property and a detached garage.

Offered for sale with the distinct advantage of NO CHAIN.

### Entrance Hall

With part glazed entrance door, stairs first floor, under stairs cupboard, airing cupboard housing hot water cylinder, radiator.

### Living/Dining Room 23'9" x 17'7" (7.26 x 5.36)

With double glazed patio doors and window to rear, telephone point, two radiators.

### Kitchen 14'7" x 6'4" (4.47 x 1.94)

With a range of wall and base units, inset stainless steel sink with drainer, Rangemaster electric oven with extractor hood above, breakfast bar, plumbing for dishwasher, double doors to;

### Conservatory 15'6" x 9'6" (4.74 x 2.92)

With double glazed windows and door to garden, wood laminate flooring, wall light points, radiator.

### Bathroom

With white suite comprising low level WC, pedestal washbasin, bath with shower over, fully tiled walls, obscured double glazed window to side aspect.

### Utility Cupboard

Located externally - with oil fired boiler, double glazed Velux window, plumbing for washing machine.

## FIRST FLOOR

### Landing

With eaves cupboards, double glazed velux window to rear, window to rear.

### Bedroom 1 12'0 x 10'0 (3.66m x 3.05m )

With wood laminate floor, double glazed window to rear aspect, radiator.

### En-Suite Shower

With low level WC, wall mounted hand basin, shower cubical with electric shower, radiator, double glazed velux window to front, eaves cupboard.

### Bedroom 2 10'7" x 7'2" (3.25 x 2.20)

With double glazed window to side aspect, storage cupboard, eaves cupboard, radiator.

### Bedroom 3 7'8" x 7'1" (2.36 x 2.18)

With double glazed window to side aspect, radiator, eaves storage.

### Outside

The property benefits from an enclosed, wrap around garden, laid mainly to lawn with patio area.

Detached garage with double opening doors to the front and door access in to the garden.

## PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Detached bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 87 SQM

Parking – Driveway & garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

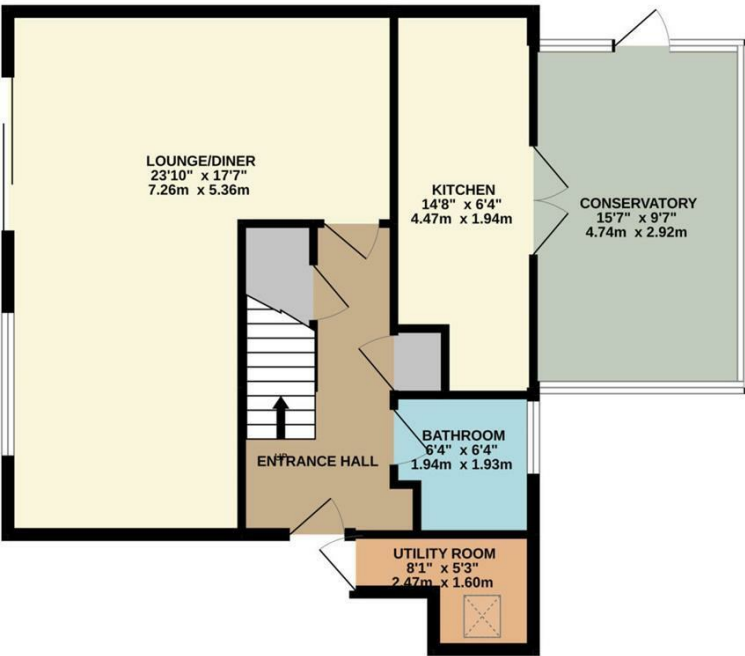
Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload

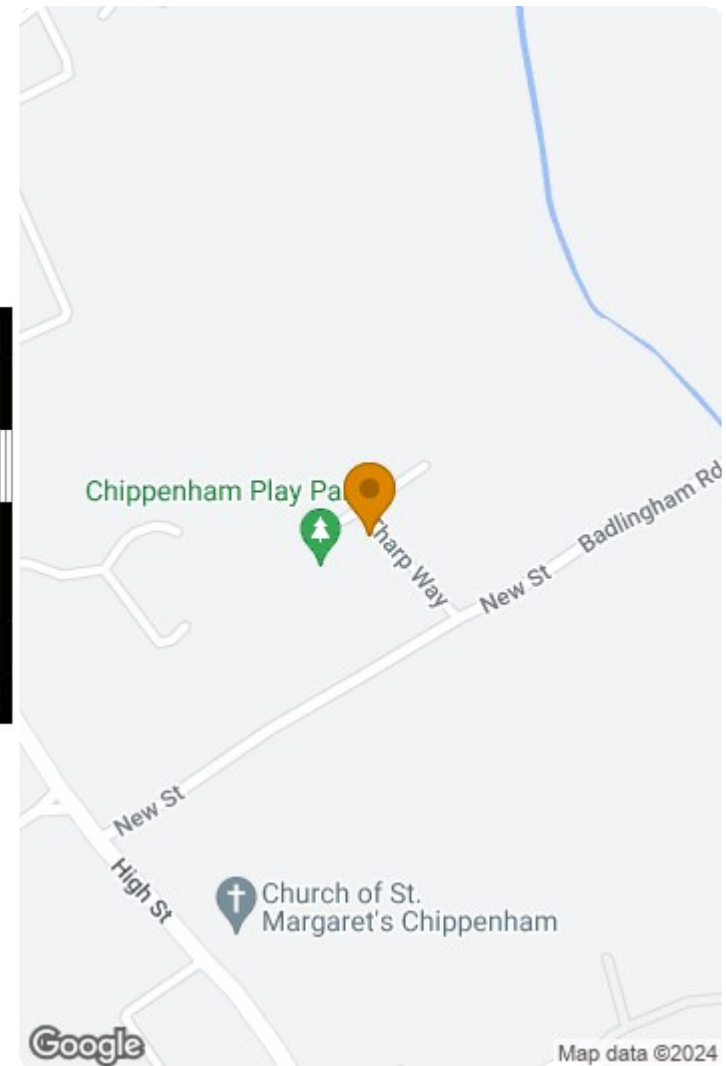
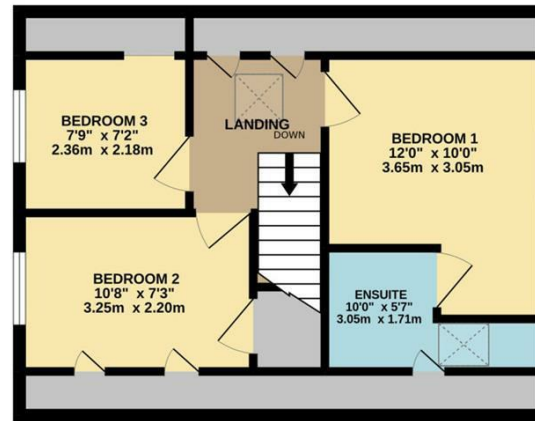
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	

England & Wales  
 EU Directive 2002/91/EC

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