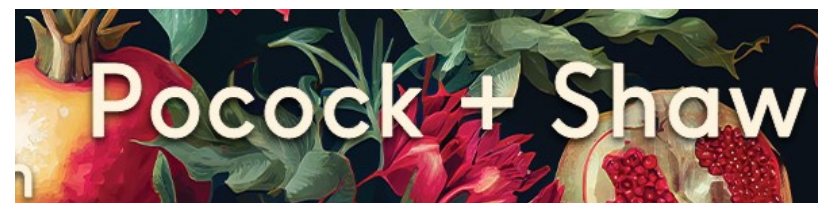




**New Street, Chippenham, Ely, Cambridgeshire CB7 5QF**

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## New Street, Chippenham, Ely, Cambridgeshire CB7 5QF

A well proportioned three bedroom semi-detached in need of some updating which lies on the edge of this sought after village. No upward chain.

- Entrance Hall
- Sitting Room & Dining Room
- Kitchen & Rear Lobby
- Three Bedrooms
- Bathroom
- Front & Rear Gardens
- Updating Required
- No Upward Chain

**Guide Price: £297,500**





**CHIPPENHAM** offers a peaceful rural lifestyle with easy access to Cambridge, Newmarket, and Ely. This charming village combines scenic countryside with strong community ties and excellent transport links.

**ENTRANCE HALL** Side entrance door and double glazed window to rear. Staircase rising to first floor, wall mounted electric radiator. door through to:-

**SITTING ROOM** 15'9" x 10'11" (4.81 m x 3.33 m) with double glazed windows to front. Built-in cupboard, wall mounted electric heater and door through to:-

**DINING ROOM** 10'11" x 9'9" (3.33 m x 2.98 m) with double glazed window to front. Fireplace (not in use) with brick tile surround.

**KITCHEN** 12'0" x 7'0" (3.66 m x 2.13 m) with double glazed window to rear and door to rear lobby which in turn leads the rear garden. Fitted with a range of matching wall and base units with inset stainless steel sink unit with splashbacks. Cooker recess.

**REAR LOBBY** with wall mounted wash hand basin. door to rear garden and WC.

**FIRST FLOOR GALLERY LANDING** with double glazed window to rear overlooking the garden and hatch to roof space.

**BEDROOM ONE** 12'0" x 10'11" (3.67 m x 3.33 m) to chimney breast with double glazed window to front. Fireplace (not in use), fitted double cupboard.

**BEDROOM TWO** 12'1" x 10'11" (3.68 m x 3.33 m) maximum with double glazed window to front. Built-in airing cupboard housing hot water cylinder with linen shelf above.

**BEDROOM THREE** 7'6" x 6'11" (2.29 m x 2.12 m) plus door recess with double glazed window to rear. Built in cupboard with hanging rail and shelf.

**BATHROOM** with double glazed window to rear. Currently, there is no bathroom fitted, although all the necessary connections are in situ and our clients are prepared to fit a modest suite upon request.

**EXTERIOR** The property lies in a lovely position towards the end of the housing part of New Street. It lies opposite open land to the front and is set back from the road behind a garden which is laid to lawn with several shrubs and perennials. To the rear of the property lies a delightful mature garden which is laid to lawn and packed with a variety of shrubs, trees and perennials.

<b>Tenure</b>	The property is Freehold		
<b>Council Tax</b>	Band A	<b>EPC</b>	E (47/80)
<b>Viewing</b>	By Arrangement with Pocock & Shaw Tel: 01353 668091 Email: <a href="mailto:ely@pocock.co.uk">ely@pocock.co.uk</a> <a href="http://www.pocock.co.uk">www.pocock.co.uk</a>		
<b>Ref</b>	GVD-7236		







Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.