



New Street, Chippenham, Ely, Cambridgeshire

Pocock + Shaw

79 New Street
Chippenham
Ely
Cambridgeshire
CB7 5QF

An individual 2 bedroom detached bungalow standing in a generous plot and situated on the edge of a sought-after Cambridgeshire village with delightful far reaching view over the surrounding countryside. The property is offered with no chain and benefits from a large double aspect living room and separate dining room, and a kitchen and utility room. Features include 2 double bedrooms, a garage and large driveway and a garden to the rear adjoining farmland.

Asking Price £365,000



Location 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 specialises in local produce and offers al fresco dining with stunning countryside views. Chippenham Fen, which is run by English Nature is also within this vibrant village.

Entrance hall with a glazed entrance door.

Living room a generous double aspect room with a fireplace with stone hearth and surround.

Dining room with sliding patio doors leading to the garden, archway opening to;

Kitchen with a range of fitted units, cupboard storage and an airing cupboard with a hot water cylinder.

Utility room of single brick construction with double aspect and a 1/2 glazed door leading to the garden, integral door to the garage.

Bedroom 1 with built in wardrobes and bedside vanity units.

Bedroom 2 with built in wardrobes.

Bathroom with a bath, shower cubicle, hand basin and low level WC.

Outside The property stands on the northern edge of this sought-after Cambridgeshire village with delightful views over the surrounding farmland and open countryside. A low level wall to the front and a pair of wrought iron gates leads to a large driveway with a paved area and gravelled front garden. A garage to the side of the property has an electric up and over door, windows to the side and a Grant oil fired central heating boiler. A large garden to the rear is part walled with a large patio and a lawn, a vegetable garden, 2 brick store/workshops and 2 greenhouses.

Services and tenure

Tenure The property is freehold.

Services

Mains water, drainage and electricity are connected.

The property is not in an conservation area.

The property is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 6Mbps, Ultrafast: 123Mbps.

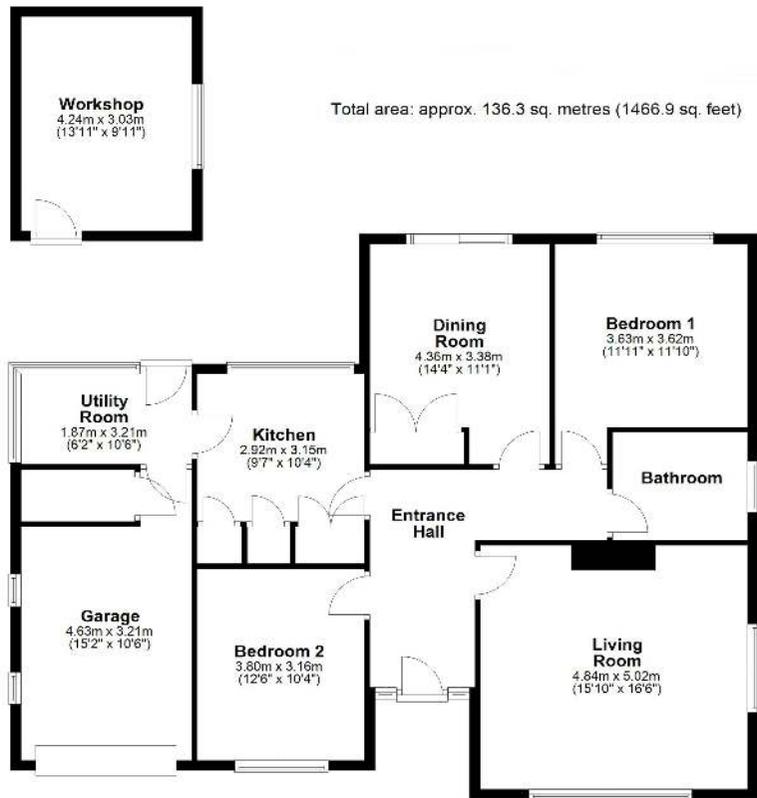
Mobile phone coverage by the four major carriers available.

EPC: C

Council Tax D East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS





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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

