

Clarke Philips

Estate Agents & Property Management



ALL SAINTS ROAD | NEWMARKET

Town Centre Location Close to Newmarket Heath and Station

ALL SAINTS ROAD | NEWMARKET

Offers In Excess Of £250,000 Freehold

FEATURES

- Walking distance to High Street, Warren Hill Heath & All Saints Primary School
- Easy access to Newmarket Train Station with links to Bury St Edmunds, Cambridge and onto London
- Recently Refurbished & Redecorated
- NOCHAIN
- Sought After Area
- Virtual 3D Tour Available

DESCRIPTION

Clarke Philips are pleased to offer this bay-fronted Victorian home chain free. Recently undergone a number of improvements to include new windows and doors, new guttering, re-fitted kitchen, re-decoration throughout and a recently turfed rear garden. The property is set within a very desirable and popular residential area, walking distance to the High Street, Warren Hill Heath, Train Station and All Saints Primary School

Offering spacious accommodation comprising a sitting room, separate dining room, re-fitted kitchen, downstairs bathroom and three good sized bedrooms.

Complete with a small front garden with gated access and fully enclosed rear garden with lawn and paved patio/seating area.

Living Room 10'9" x 11'1" (3.30m x 3.40m)

Feature fireplace, built in fuse box cupboard. Bay window to front aspect.

Inner Hall

With staircase rising to the first floor.

Dining Room 11'5" x 9'2" (3.50m x 2.80m)

With feature fireplace, radiator, window to the rear aspect, access and door leading through to:



ACCOMMODATION

Kitchen 8'2" x 10'5" (2.51 x 3.20)

Re-fitted kitchen with a range of base and wall units with work surfaces over, sink with drainer and mixer tap over, tiled splashbacks, built-in oven, separate four ring gas hob with extractor hood above, space and plumbing for washing machine, space and plumbing for dishwasher, space for under counter fridge and freezer, window to the side aspect, part glazed door to the side aspect leading out to the rear garden and door leading through to:

Bathroom

White suite comprising low level WC, pedestal hand wash basin and panel bath with shower over, built in double cupboard housing boiler, part tiled walls, window with obscured glass to the rear aspect.

First Floor Landing

Ceiling spot lights, doors giving access to;

Bedroom 1 11'1" x 10'9" (3.40m x 3.30m)

Built-in cupboard, feature fireplace, two windows to the front aspect.

Bedroom 2 9'10" x 8'10" (3.00m x 2.70m)

Access to loft space, window to the rear aspect.

En-suite WC

With low level WC and wash basin with vanity under.

Bedroom 3 9'10" x 7'10" (3.00m x 2.40m)

Window to the rear aspect.

Outside

Enclosed front garden laid to lawn with gated access, pathway leading to the front door. Fully enclosed and recently turfed rear garden with paved patio/seating area and pathway to the side of the property.

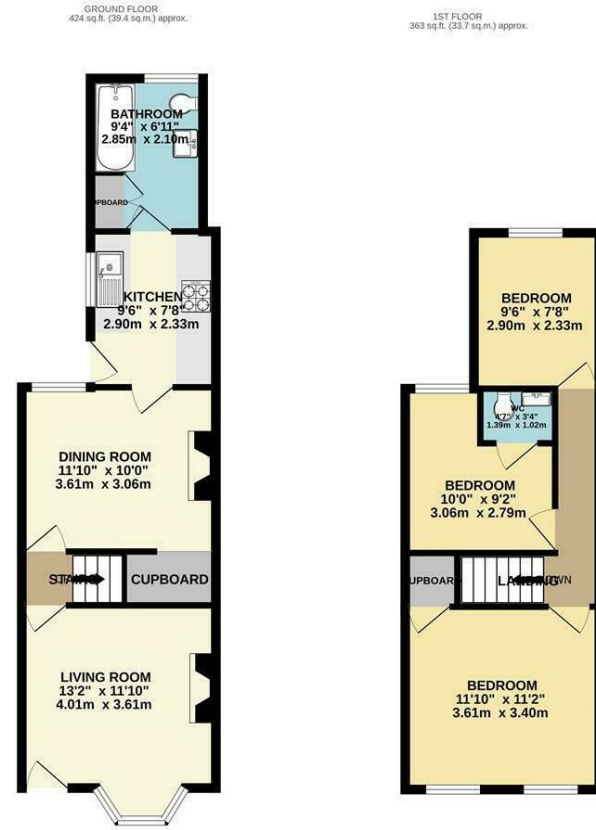
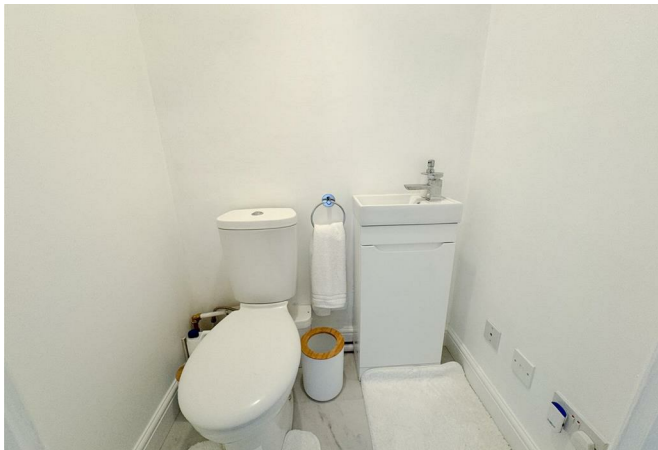
Property Information

Tenure - Freehold Council Tax Band - B (West Suffolk)
Property Type - Terraced Property Construction -
Standard Number & Types of Room - Parking - On street.
Electric Supply - Mains Water Supply - Mains
Sewerage - Mains Heating sources -
Gas Broadband Connected - No Broadband Type -
Ultrafast available, Max 1000Mbps download, 220Mbps
upload Mobile Signal/Coverage - Good.
Rights of Way, Easements, Covenants -
None that the vendor is aware of.









177 ALL SAINTS RD
TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Council Tax Band : B

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

