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ST PHILIPS ROAD | NEWMARKET

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*Refurbished Home Finished to a High Standard Throughtout*

## ST PHILIPS ROAD | NEWMARKET

Guide Price £279,000 Freehold

### FEATURES

- Fully Refurbished in 2023 throughout - Including Roof, Boiler, Electrics, Doors & Windows, Kitchen & Bathrooms
- Underfloor heating downstairs
- Two reception areas
- Large garden with spacious decking area & Timber shed
- Walking distance to Local Schools, Shops & Leisure Centre
- Easy access to A11/A14
- Virtual 3D Tour Available
- Awaiting EPC

### DESCRIPTION

This beautifully refurbished two-bedroom end-of-terrace home offers modern living throughout and is perfect for first-time buyers, downsizers, or investors. The property is superbly positioned within walking distance of local shops, schools, and Newmarket Leisure Centre, while also offering easy access to the A11 and A14, making it ideal for commuters. Over the last 18 months, the current owner has completed an extensive programme of improvements, creating a stylish, energy-efficient, and low-maintenance home ready to move straight into.



## ACCOMMODATION

### Dining/Living Area 12'11" x 7'9" (3.94m x 2.35m)

Bay window to front aspect with fitted shutters, tiled floor and under-stairs storage. Underfloor heating.

### Kitchen 10'2" x 10'11" (3.11m x 3.33m)

Wide range of wall and base units with built in oven with grill and extractor over. Integrated dishwasher and washing machine with space for fridge freezer. Window to side and rear aspect. Tiled floor with underfloor heating.

### Snug 11'3" x 7'2" (3.42m x 2.19m)

Tiled floor with underfloor heating. window to rear aspect. French doors to side aspect.

### WC

Low level WC, hand wash basin.

### First Floor Landing

Oak flooring.

### Master Bedroom 13'3" x 7'9" (4.03m x 2.37m)

Oak flooring. Window to front aspect with fitted shutter. Wardrobe recess over stairs.

### Bedroom 2 10'3" x 7'10" (3.13m x 2.39m)

Oak flooring, window to rear aspect.

### Bathroom

Four piece suite comprising of double ended bath, oversize shower cubicle with low profile shower tray. Enclosed WC and hand wash basin inset in vanity unit. Heated towel rail and window to rear aspect.

### Outside

Mainly laid to lawn with generous timber decking area. Ideal for dining outside. Gated access and timber storage shed.



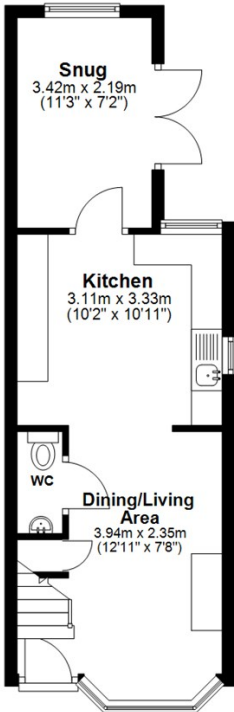




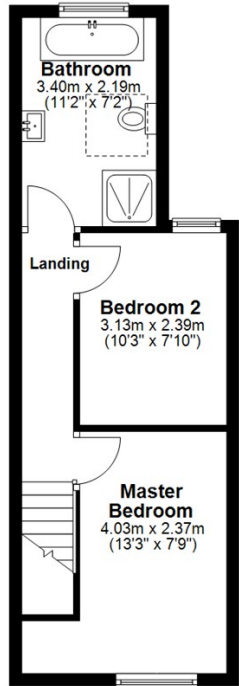
Walking Distance to Local Shops, Schools & Leisure Centre



**Ground Floor**  
Approx. 30.3 sq. metres (325.8 sq. feet)



**First Floor**  
Approx. 31.6 sq. metres (340.4 sq. feet)



Total area: approx. 61.9 sq. metres (666.3 sq. feet)

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 can be given. Copyright Clarke Philips Ltd 2021.  
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Council Tax Band : B

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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.

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---------------------------------------------|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            |           |
| (81-91) B                                   |  |                            |           |
| (69-80) C                                   |  |                            |           |
| (55-68) D                                   |  |                            |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                    | Potential |
|-----------------------------------------------------------------|--|----------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                            |           |
| (92 plus) A                                                     |  |                            |           |
| (81-91) B                                                       |  |                            |           |
| (69-80) C                                                       |  |                            |           |
| (55-68) D                                                       |  |                            |           |
| (39-54) E                                                       |  |                            |           |
| (21-38) F                                                       |  |                            |           |
| (1-20) G                                                        |  |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                            |           |
| England & Wales                                                 |  | EU Directive<br>2002/91/EC |           |