



St Philips Road, Newmarket, Suffolk

Pocock + Shaw

83 St Philips Road
Newmarket
Suffolk
CB8 0ES

A deceptively spacious extended 2 bedroom period end of terrace character home standing in an established residential street located north of the town centre. The property is well presented and benefits from a large open plan bay fronted living room and dining room, a modern fitted kitchen and breakfast and a ground floor cloakroom. The 1st floor accommodation comprises 2 bedrooms and a generous bathroom/shower room and features include an enclosed rear garden and a garage and off road parking.

Guide Price £310,000



Location Newmarket is renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

Accommodation

Entrance hall with a part glazed entrance door.

Living room/dining room a superb double aspect room with a fireplace with a wood burning stove, wood effect flooring, bay window to the front aspect.

Inner hallway with stairs leading to the first floor.

Cloakroom with a low level WC.

Kitchen with a range of fitted base and wall mounted units, sink and drainer with mixer tap, integrated eye level oven and grill, 4 burner gas hob with extractor hood over, cupboard housing gas fired boiler, recessed ceiling spotlights, opening leading to;

Breakfast room with wood effect flooring, recessed ceiling spotlights, glazed door to the side and a pair French doors leading to the rear garden.

Outside

Front garden with a picket fence and gate and ornamental roses.

To the rear of the property is an enclosed garden with a paved patio area, raised borders with established trees a lawn and a block paved pathway. Please note the garage roof is asbestos.

A garage is approached from Scaltback Drive, accessed through a metal up and over door and with a pedestrian door leading to the rear garden.

Agent's Note

1- Scaltback Drive is an unmade unadopted road.

2- the garage roof is of asbestos construction.

Services and tenure

Tenure The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area. The property is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 15Mbps, Superfast 79Mbps, Ultrafast: 1800Mbps.

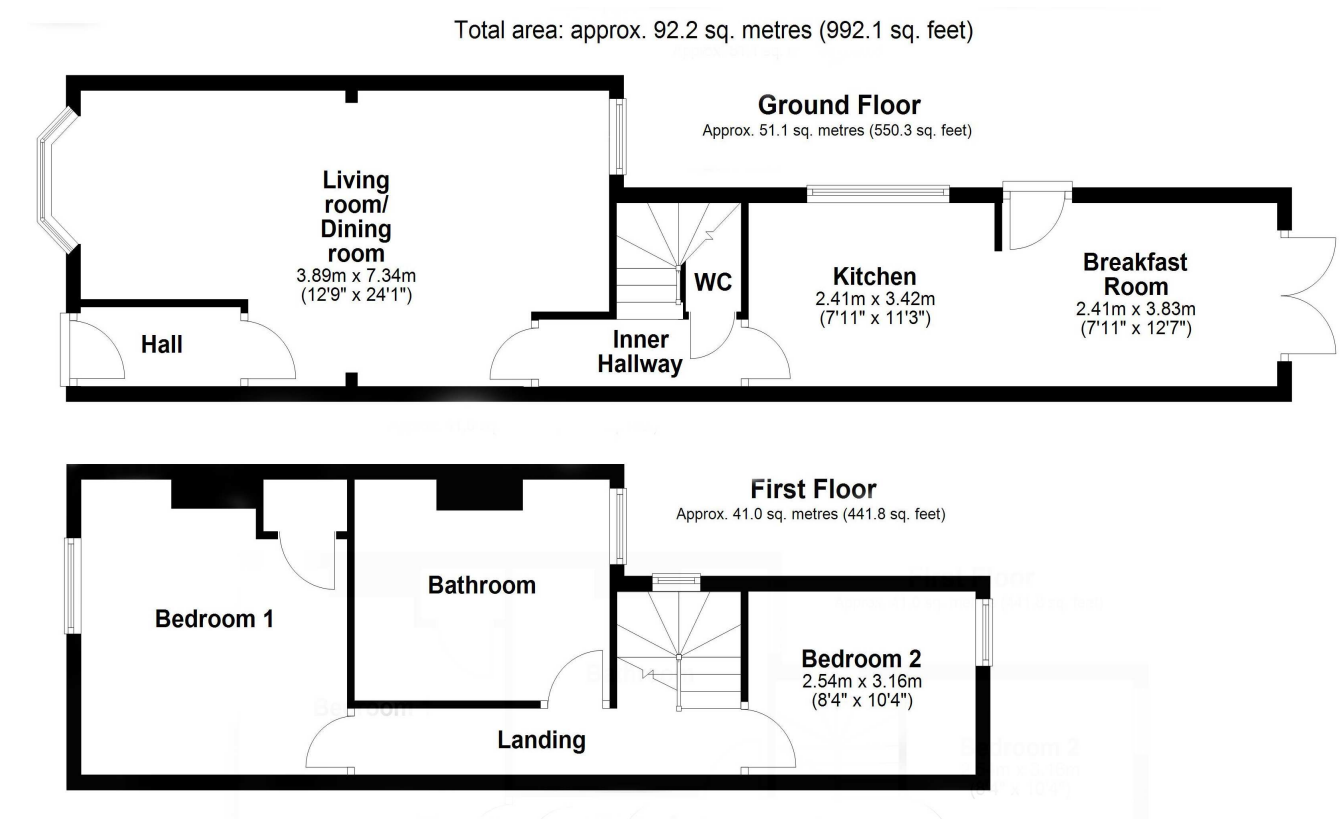
Mobile phone coverage by the four major carriers available.

EPC: TBC

Council Tax B West Suffolk 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

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