



St. Philips Road, Newmarket, Suffolk CB8 0ES

Guide Price £270,000

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A charming Victorian bay-fronted property set on the outskirts of the town centre and enjoying delightful gardens and detached garage with additional parking.

This surprisingly spacious property offers accommodation to include an entrance hall, living room/dining room, kitchen, bathroom and three truly good size bedrooms. Benefiting from gas heating and double glazing.

An internal inspection is strongly recommended.

Accommodation Details

Part glazed front door leading through to:

Entrance Hall

With access and door leading through to:

Inner Hall

With window to the side aspect, staircase rising to the first floor, radiator, access and door leading through to:

Dining Room 9'10" x 11'11" (3.00m x 3.63m)

With window to the rear aspect, radiator, opening leading through to:

Sitting Room 9'10" x 13'8" (3.00m x 4.17m)

With bay window to the front aspect, feature fireplace recess, TV aerial connection point, radiator.

Kitchen 7'11" x 14'8" (2.41m x 4.47m)

Fitted with a range of eye level and base storage units with working top surfaces over, inset sink unit with mixer tap over, space for cooker with extractor hood over, space for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, vinyl flooring, radiator, windows to the side and rear aspects, door to the rear leading to the garden.

Bathroom

Suite comprising panel bath, shower

enclosure, wash hand basin, low level WC, part tiled walls, radiator, vinyl flooring, window to the side aspect.

First Floor Landing

With window to the side aspect, access to loft space, access and door leading through to:

Bedroom 1 13'0" x 11'9" (3.96m x 3.58m)

With window to the front aspect, fireplace recess plus recess either side for storage, radiator.

Bedroom 2 9'10" x 12'2" (3.00m x 3.71m)

With window to the rear aspect, radiator.

Bedroom 3 8'3" x 10'2" (2.51m x 3.10m)

With window to the rear aspect, built in cupboard, radiator.

Outside - Front

Walled front garden with gated access.

Outside - Rear

Fully enclosed rear garden laid to lawn with a variety of mature plants/shrubs, decked seating area, paved pathway leading to the rear with hardstanding for timber built shed and shingle area, gated rear access leading to off road parking and brick built garage with up and over style door.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terraced House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 83 SQM

Parking - On street

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

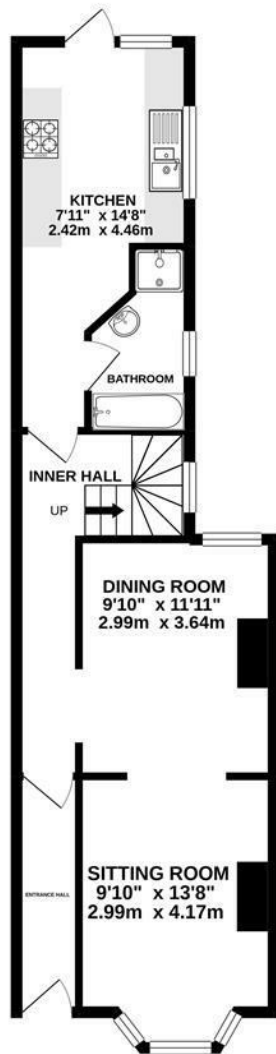
Rights of Way, Easements, Covenants - None that the vendor is aware of

Location - What 3 Words -

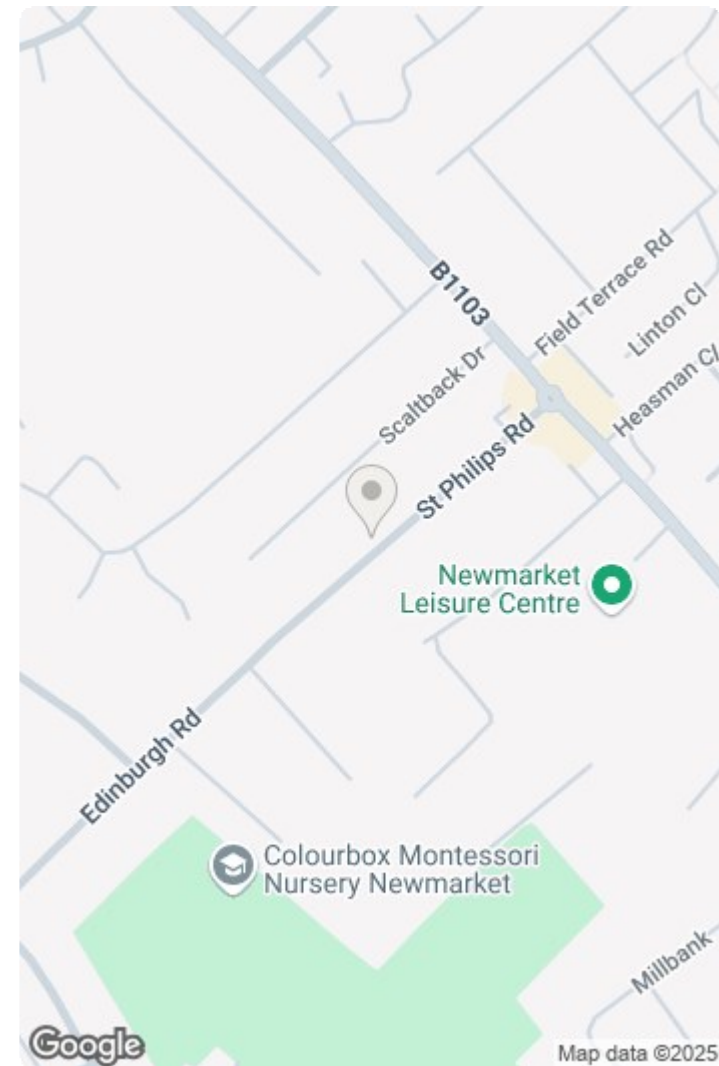
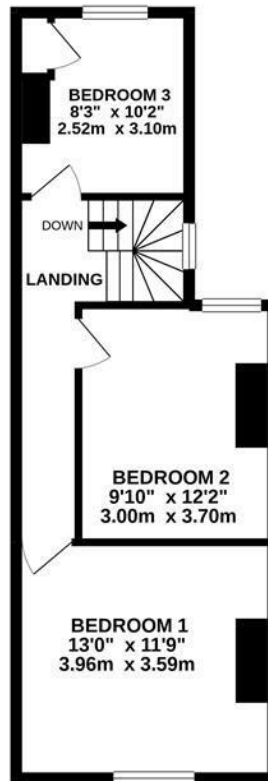
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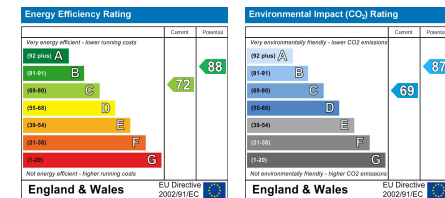
GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 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-statements. 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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