

# Clarke Philips

Estate Agents & Property Management



£3,000 Per Month

LOUISVILLE FORDHAM ROAD | NEWMARKET | CB8 7AA

# LOUISVILLE FORDHAM ROAD | NEWMARKET | CB8 7AA

Available Now!

Unique 6 Bedroom Character property with an abundance of space and charm. Formally the old Convent, this substantial Property comprises of 4 large reception rooms, kitchen, 5 double bedrooms and 1 single -4 with En-suite facilities. A large garden laid mainly to lawn with mature shrubs. An abundance of parking with its own sweeping drive. Set in private mature gardens in an excellent location close to Newmarket town centre with easy walking distance to local schools and shops. Nestled on Fordham road close to the Warren Hill Gallops, Racecourses and Tattersalls sales ring. Rail Links offer access to Cambridge, Bury St Edmunds and Kings Cross. Road Links close to the A11/A14 & M11 Easy Access to USAF Mildenhall & Lakenheath  
Gardens are not fenced so not recommended for pets

**Entrance Hallway 19'9"Max x 18'10"Max (Max x Max) (6.02Max x 5.74Max (6.03Max x 5.75Max))**

**Lounge 20'1" x 15'2" (6.12 x 4.62)**

**Kitchen 11'4" x 10'10" (3.45 x 3.30 (3.46 x 3.29))**  
Including Fridge/Freezer, Double Oven and Hob

**Dining Room 15'11" x 12'5" (4.85 x 3.78)**

**Sitting Room 24'1" x 15'11" (7.34 x 4.85 (7.35 x 4.86))**

**Study 14'10" x 13'1" (4.52 x 3.99 (4.53 x 4.00))**

## First Floor

**Bedroom One 19'11" x 15'1" (6.07 x 4.60)**

**Bedroom Two 14'11" x 11'11" (4.55 x 3.63)**

**Bedroom Three 10'6" x 8'4" (3.20 x 2.54)**

**Bedroom Four 10'2" x 15'1" (3.10 x 4.60 (3.09 x 4.61))**

## En-suite

**Bedroom Five 11'5" x 10'11" (3.48 x 3.33)**

**Bedroom Six 15'11" x 12'3" (4.85 x 3.73)**

**En-suite 12'9" x 7'7" (3.89 x 2.31)**

**Upstairs Kitchenette Area 9'6" x 8'9" (2.90 x 2.67)**

## Family Bathroom

## Outside

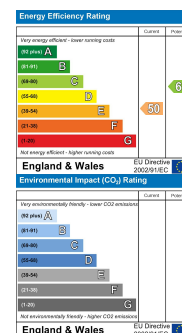
Private drive with ample off road parking. Mainly laid to lawn with mature shrubs.

## Directions

01638 750241

info@clarkephilips.co.uk

www.clarkephilips.co.uk



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.