



St. Philips Road, Newmarket, CB8 0EN

**CHEFFINS**

## St. Philips Road

Newmarket,  
CB8 0EN

A superb 4 bedroom detached house attractively situated in a well-regarded non-estate location. The property features an open plan sitting room, entrance area and dining room and a modern fitted double aspect kitchen. Further benefits include gas central heating, UPVC sealed unit double glazing, off-road parking and a garage. EPC: TBC, Council Tax band: D

### LOCATION

Newmarket is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, spa hotel, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

4 1 1

£1,600 PCM





## Entrance Hall

with part glazed UPVC entrance door, solid oak wood flooring, storage cupboard, radiator, opening leading to:

## Sitting / Dining Room

with open plan living space with solid oak wood flooring throughout, open tread staircase leading to first floor, radiator, window to rear aspect and pair of French doors leading to the rear garden. Dining area with further radiator, window to front aspect.

## Kitchen

with a modern fitted kitchen comprising sink and drainer with mixer tap and cupboard storage under, range of fitted base and wall units, integrated oven and grill with 4 ring electric hob and extractor hood over, worktops with tiled splashbacks, integrated dishwasher, space and plumbing for washing machine, vinyl flooring, gas-fired central heating boiler, windows to front and side aspects.

## FIRST FLOOR

### Landing

with built in cupboard, radiator, window to side aspect.

### Bedroom 1

with double built in wardrobe, wood effect flooring, radiator, window to front aspect.

### Bedroom 2

with double built in wardrobe, wood effect flooring, radiator, window to rear aspect.

### Bedroom 3

with airing cupboard, wood effect flooring, radiator, windows to front and side aspect.

### Bedroom 4

with built in cupboard, wood effect flooring, radiator, window to rear aspect.

## Bathroom

with modern white suite comprising panelled bath with mixer tap and shower over, pedestal hand basin and low level WC, tiled walls and floor, radiator, window to side aspect.

## OUTSIDE

Front garden with shrub borders, shingled driveway leading to:

Garage (internal measurements) (5.79m x 3.53m) with metal up and over door, light and power, pedestrian door to side leading to garden.

Enclosed rear garden laid to lawn with established shrubs and trees, raised patio area, outside light, gated side access.

## Letting Agents Notes

Deposit - £1846.00

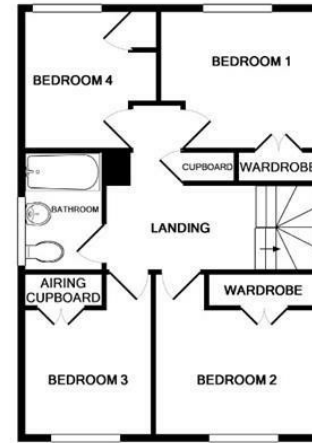
Holding Deposit - £369.00

Square footage - 1140.97



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

£1,600 PCM  
Council Tax Band - D  
Local Authority -  
West Suffolk Council



1ST FLOOR  
APPROX. FLOOR  
AREA 525 SQ.FT.  
(48.8 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 529 SQ.FT.  
(49.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1054 SQ.FT. (97.9 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents note:  
[For more information on this property please refer to the Material Information Brochure on our website.](#)

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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