



34 St. Philips Road
Newmarket, Suffolk CB8 0EN
£190,000

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A charming semi-detached cottage in need of extensive renovation throughout, set towards the outskirts of the town centre and enjoying a generous size and fully enclosed garden.

Boasting accommodation to include an entrance hall, sitting room, dining room, kitchen, two good size bedrooms and a first floor family bathroom.

Offered for sale with the distinct advantage of no onward chain.

Viewing is highly recommended.

EPC (TBC)

Accommodation Details

Part glazed front door leading through to:

Lounge 11'1" x 12'1" (3.38m x 3.68m)

With window to the front aspect, feature fireplace to the side, built in cupboard and fixed shelving, sliding door leading through to:

Inner Hallway

With staircase rising to the first floor, sliding door leading through to:

Dining Room 9'10" x 12'1" (3.00m x 3.68m)

With window to the rear aspect, built in cupboard, glazed door leading through to:

Kitchen 8'6" x 7'5" (2.59m x 2.26m)

Fitted with a range of eye level and base storage units with working top surfaces over, fixed corner shelving, inset sink unit, space for cooker, space for

fridge/freezer, space and plumbing for washing machine, window to the side aspect, door leading to the rear garden.

First Floor Landing

With access to loft space, access and door leading through to:

Bedroom 1 11'12" x 12'1" (3.35m x 3.68m)

With window to the front aspect, feature fireplace to the side.

Bedroom 2 9'10" x 8'7" (3.00m x 2.62m)

With window to the rear aspect.

Bathroom 12'8" max x 7'5" (3.86m max x 2.26m)

With suite comprising panel bath, pedestal wash hand basin and low level WC, part tiled wall, wood effect flooring, window to the rear aspect.

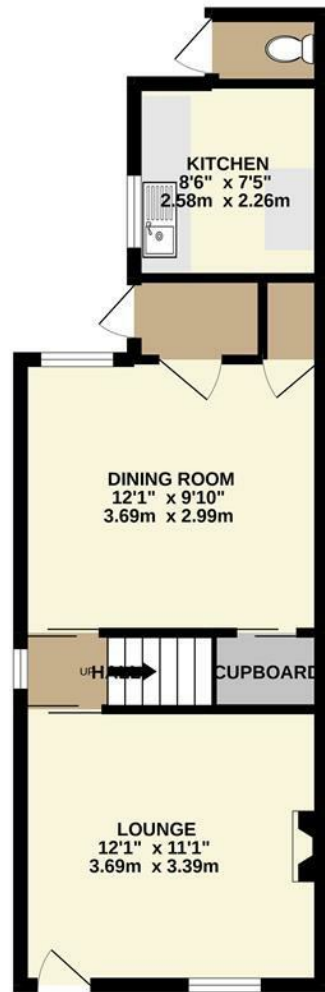
Outside - Front

Enclosed front garden bordered by brick wall with gated access.

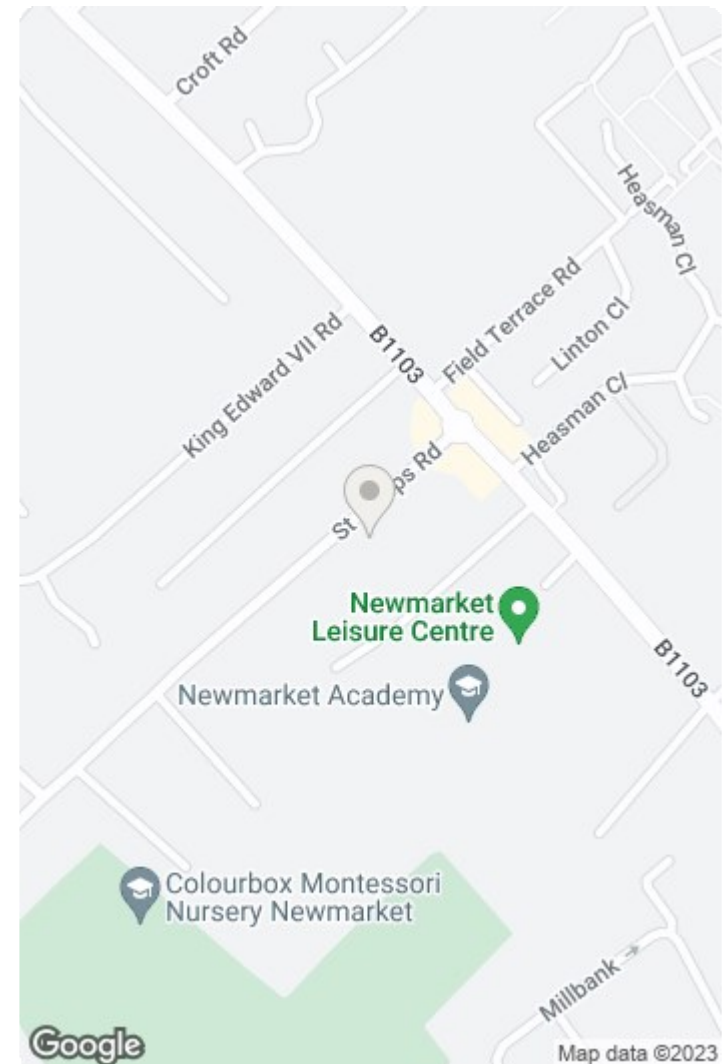
Outside - Rear



Fully enclosed, long rear garden predominantly laid to lawn with variety of mature plants/shrubs/trees, paved patio/seating area, brick built outside WC, timber built shed, gated access to the front of the property.





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 efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92 plus A			92 plus A		
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
45-54 E			45-54 E		
35-44 F			35-44 F		
2-34 G			2-34 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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