



**St. Philips Road**  
**Newmarket, Suffolk CB8 0EN**  
**Guide Price £250,000**



## 80 St. Philips Road, Newmarket, Suffolk CB8 0EN

A charming Victorian property set on the outskirts of the town centre, enjoying a long and established rear garden and offered for sale with NO ONWARD CHAIN.

Boasting accommodation to include a living room, dining room, re-fitted kitchen, bathroom, two impressive double bedrooms and en-suite bathroom. Benefitting from gas fired central heating and double glazing.

Offering outstanding value for money – viewing is highly recommended.

Council Tax Band B (West Suffolk)

EPC (D)

### Accommodation Details:

#### Living Room 12'7" x 11'11" (3.85 x 3.65)

Featured fireplace with wooden mantle, TV connection point, radiator, storage cupboards and bay window to the front aspect with seating.

#### Dining Room 11'11" x 10'5" (3.65 x 3.18)

Laid wooden flooring, storage cupboard, featured fireplace, radiator and window to the rear aspect.

#### Kitchen 10'11" x 7'5" (3.33 x 2.27)

Fitted with matching eye and base level storage unit with working tops over, inset stainless steel sink and drainer with mixer tap, tiled splash back areas, space and plumbing for oven, fridge/freezer,

dishwasher and washing machine. Window to the side aspect.

#### Bathroom 7'5" x 6'2" (2.27 x 1.90)

Three piece suite comprising of a low level WC, panelled bath with shower attachment, wash basin with vanity under, tiled walls and obscured window to the rear aspect.

#### Bedroom 1 13'3" x 10'5" (4.05 x 3.18)

Double bedroom with built in wardrobes, radiator, window to the rear aspect and door through to the:

#### Ensuite 9'6" x 2'10" (2.92 x 0.87)

Low level WC, wash basin and shower cubicle.

### First Floor Landing

With doors through to the bedrooms.

#### Bedroom 2 15'2" x 10'7" (4.63 x 3.23)

Double bedroom with radiator and window to the front aspect.

### Outside - Front

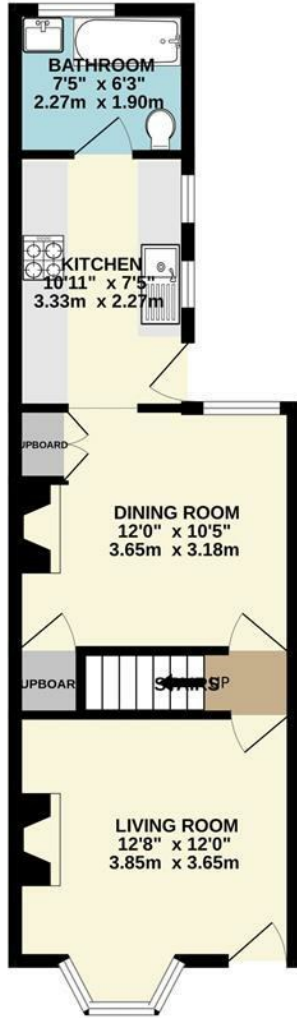
Bricked wall with cast iron gate and path leading up to the front entrance.

### Outside - Rear

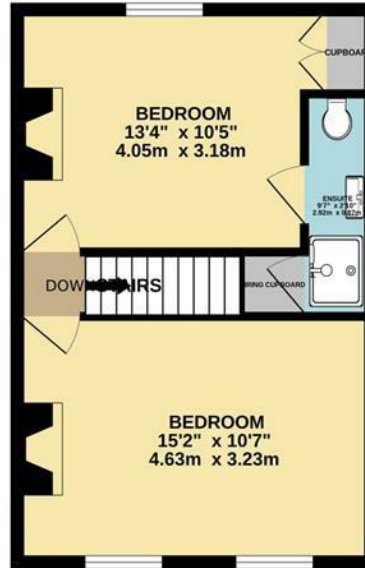
Paved patio area, pathway to which leads to the end of the garden, with a large lawn area bordered by hedging, outside water tap and gate providing access to the front of the property.



GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



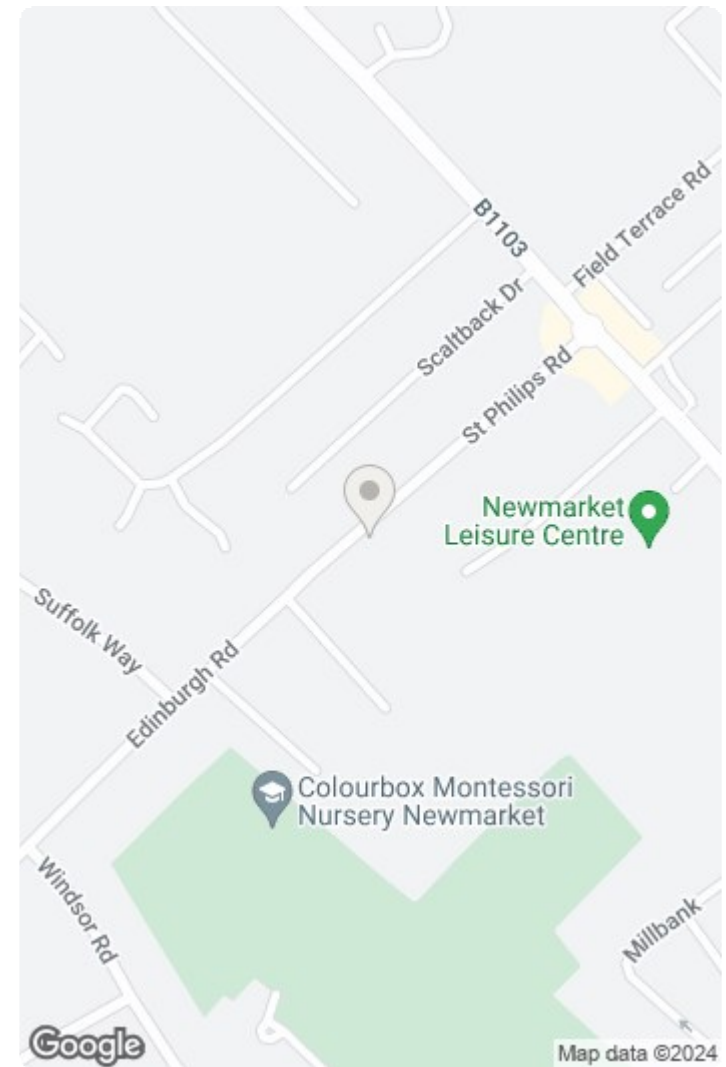
1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



80 ST PHILIPS ROAD, NEWMARKET

TOTAL FLOOR AREA: 756 sq.ft. (70.2 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-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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
60	81		
<p>Very energy efficient - lower running costs</p> <p>A (11-15)   B (11-15)   C (13-18)   D (13-18)   E (13-18)   F (13-18)   G (13-18)</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>A (11-15)   B (11-15)   C (13-18)   D (13-18)   E (13-18)   F (13-18)   G (13-18)</p>	
<p>Not energy efficient - higher running costs</p> <p>EU Directive 2002/91/EC</p>		<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> <p>EU Directive 2002/91/EC</p>	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



