



**St. Philips Road**  
**Newmarket, CB8 0ES**  
**Guide Price £295,000**



## St. Philips Road, Newmarket, CB8 0ES

A charming and very spacious bay fronted Victorian cottage set on the outskirts of the town centre and enjoying lovely gardens and parking to rear.

Incredibly deceptive and offering generous size rooms, this property offers entrance hall, living room, dining room, modern kitchen, dining area, three good sized bedrooms and family bathroom.

Externally offering a fully enclosed and long rear garden and parking to rear.

Council Tax B (West Suffolk)

EPC D

### Accommodation Details:

Fully glazed front entrance door through to the:

#### Entrance Hall

With staircase rising up to the first floor and storage cupboard under, door through to the:

#### Living Room 14'1" x 10'1" (4.30 x 3.09)

With featured bricked fireplace, TV connection point, radiator, bay window to the front aspect and double doors through to the:

#### Dining Room 11'10" x 10'1" (3.63 x 3.09)

With featured fireplace, radiator and window to the rear aspect.

#### Kitchen 10'5" x 8'4" (3.20 x 2.55)

Modern fitted kitchen with a range of both eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, range oven with 6-ring gas burner hob and extractor hood above, integrated microwave, space for fridge/freezer and washing machine. Window and external door to the side aspect and opening through to the:

#### Dining Area 9'10" x 8'4" (3.00 x 2.55)

Tiled flooring, radiator and French doors out to the rear garden.

#### First Floor Landing

With access to loft and doors through to the bedrooms and bathroom.

#### Bedroom 1 12'10" x 11'9" (3.92 x 3.60)

Double bedroom with fitted wardrobes, radiator and window to the front aspect.

#### Bedroom 2 11'10" x 10'1" (3.63 x 3.09)

Double bedroom with built in wardrobe, radiator and window to the rear aspect.

#### Bedroom 3 9'10" x 8'4" (3.00 x 2.55)

Radiator and window to the rear aspect.

#### Bathroom 10'5" x 5'7" (3.20 x 1.71)

Recently fitted bathroom suite comprising of a concealed WC, wash basin with vanity cupboards under, panelled bath with wall mounted shower, heated towel rail, part tiled walls, tiled flooring and Velux window.

#### Outside - Front

Small front garden laid to shingle enclosed by a low level brick wall with a paved path leading to the front door.

#### Outside - Rear

Delightful private rear garden predominantly laid to lawn and enclosed by close boarded wooden fencing and paved patio area.

Pedestrian access leading to the secure gated off-road parking area with space for at least two vehicles.

### PROPERTY INFORMATION:

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terraced

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 98SQM

Parking - Off-Road Parking

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type - Ultrafast available,

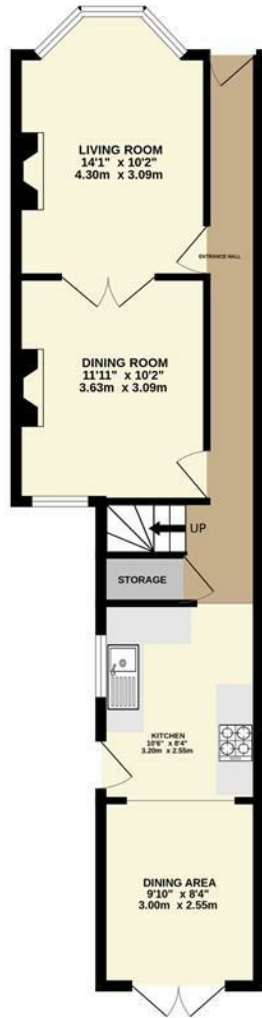
Max 1000Mbps upload, 220Mbps download

Mobile Signal/Coverage - Good

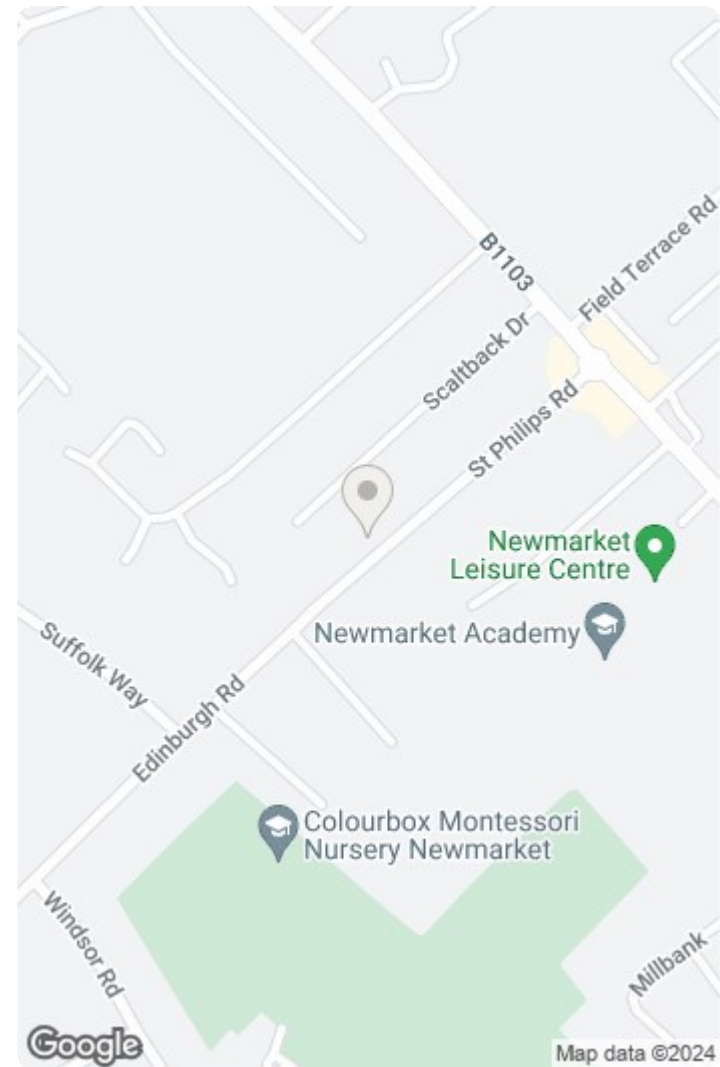
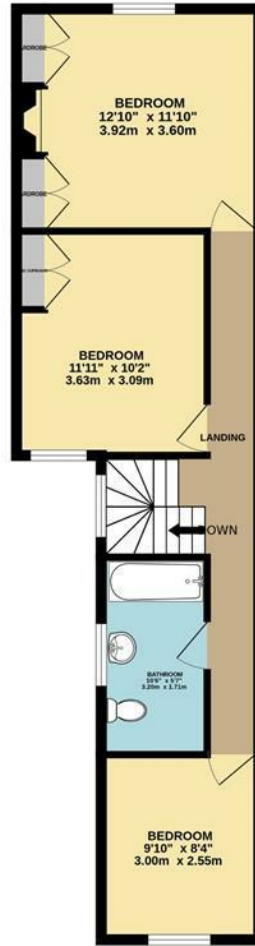
Rights of Way, Easements, Covenants - None that the vendor is aware of



GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



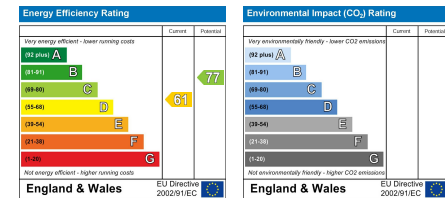
1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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-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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