

St. Philips Road, Newmarket, CB8 0ES

CHEFFINS

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Guide Price £230,000

- Victorian Cottage with Long Rear Garden
- 2 Generous Double Bedrooms
- First Floor Bathroom
- Timber Garage/Workshop
- Renovation Opportunity
- Off-Road Parking to Rear
- NO CHAIN



A charming Victorian cottage ideally situated within walking distance of the town centre and a wide range of local amenities. Offered for sale with NO CHAIN, the property presents an excellent opportunity for renovation and improvement. The spacious living accommodation is complemented by a timber garage and off-road parking to the rear.









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, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

ENTRANCE HALL
with entrance door, stairs leading to the first floor, under stairs storage cupboard.

LIVING/DINING ROOM
A generous reception room divided into two featuring a bay window to the front aspect with sliding sash windows, a gas fire and recess with built-in storage. An archway leads through to the dining area with a further gas fire and sash window to the rear aspect.

KITCHEN
Comprising a range of fitted base units with sink inset, a range of high level units, housing the boiler, space for further appliances, French doors opening to;

LEAN TO/CONSERVATORY
with French doors leading out to the garden.

FIRST FLOOR

LANDING
with window to the side aspect.

BEDROOM 1
A generous double bedroom with fireplace, recess with built-in storage, sash window to the front aspect.

BEDROOM 2
A further generous double bedroom with a fireplace, recess with built-in storage, sash window to the rear aspect.

BATHROOM
Comprising a panelled bath, wash hand basin, low level WC, storage cupboard, sash window to the rear aspect.

OUTSIDE
The property enjoys a generous long rear garden with a paved dining terrace, mature flower beds, timber outbuildings and a pathway leading to the rear gated access.

To the front is an area laid to lawn with a retaining brick boundary wall.

GARAGE/WORKSHOP
Located to the rear of the property is a timber built garage with a workshop divided into two, with pedestrian doors and windows to the side aspect.

Sales Agents Notes
For more information on this property, please refer to the Material Information Brochure on our website.





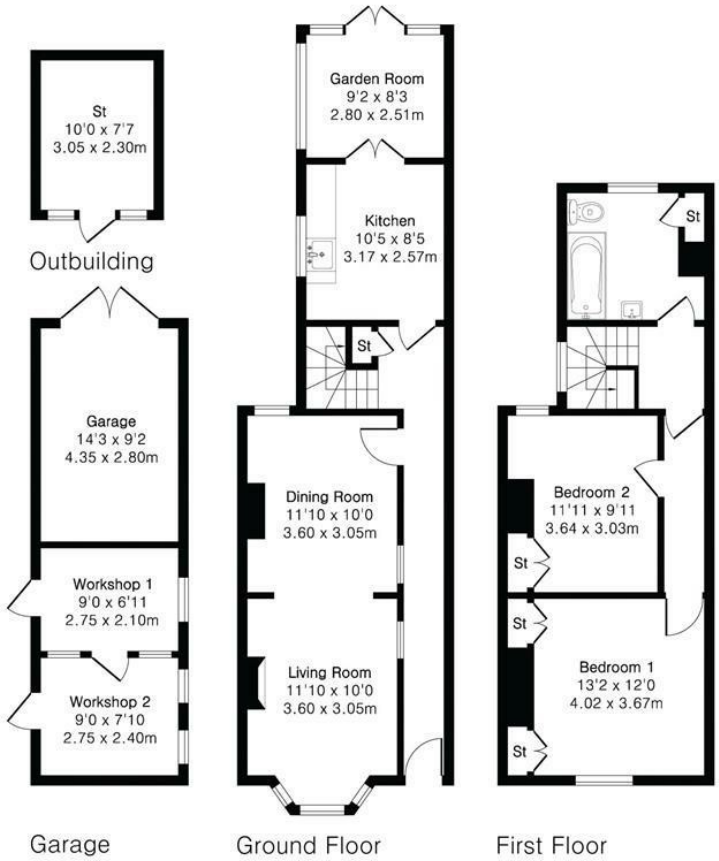


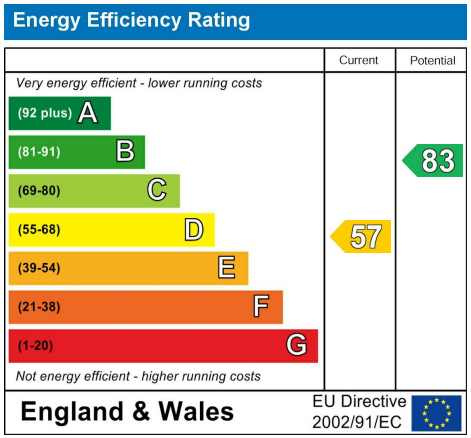






Approximate Gross Internal Area 1011 sq ft - 94 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 559 sq ft – 52 sq m
First Floor Area 452 sq ft – 42 sq m
Garage Area 275 sq ft – 26 sq m
Outbuilding Area 76 sq ft – 7 sq m





Guide Price £230,000
Tenure - Freehold
Council Tax Band - B
Local Authority - West Suffolk

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

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