

Clarke Philips

Estate Agents & Property Management



£4,000 PCM

LOUISVILLE FORDHAM ROAD | NEWMARKET | CB8 7AA

IDEAL FOR USAF PERSONNEL - Character property with an abundance of space and charm. Set in private mature gardens with easy walking distance to local schools and shops. This six bedroom property is unique and versatile offering a multitude of uses, and is situated close to Newmarket town centre, with easy access for the Racecourses, Tattersalls sales ring and Newmarket rail station, which offers access to Cambridge. This substantial Property comprises of 4 large reception rooms, kitchens, 5 double bedrooms and 1 single -4 with En-suite facilities. A large garden laid mainly to lawn with mature shrubs. An abundance of parking with its own sweeping drive finish off this unique family home.

Entrance Hallway 19'9"Max x 18'10"Max (Max x Max) (6.02Max x 5.74Max (6.03Max x 5.75Max))

Lounge 20'1" x 15'2" (6.12 x 4.62)

Kitchen 11'4" x 10'10" (3.45 x 3.30 (3.46 x 3.29))
Including Dishwasher, Fridge/Freezer, Double Oven and
Hob

Dining Room 15'11" x 12'5" (4.85 x 3.78)

Sitting Room 24'1" x 15'11" (7.34 x 4.85 (7.35 x 4.86))

Study 14'10" x 13'1" (4.52 x 3.99 (4.53 x 4.00))

First Floor

Bedroom One 19'11" x 15'1" (6.07 x 4.60)

Bedroom Two 14'11" x 11'11" (4.55 x 3.63)

Bedroom Three 10'6" x 8'4" (3.20 x 2.54)

Bedroom Four 10'2" x 15'1" (3.10 x 4.60 (3.09 x 4.61))

En-suite

Bedroom Five 11'5" x 10'11" (3.48 x 3.33)

Bedroom Six 15'11" x 12'3" (4.85 x 3.73)

En-suite 12'9" x 7'7" (3.89 x 2.31)

Upstairs Kitchenette Area 9'6" x 8'9" (2.90 x 2.67)

Family Bathroom

Outside

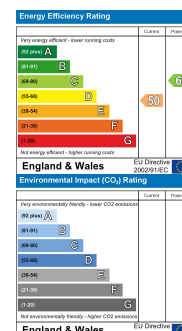
Private drive with ample off road parking. Mainly laid to lawn with mature shrubs.

Directions

01638 750241

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.