

# Clarke Philips

Estate Agents & Property Management



Guide Price £170,000

93 ALL SAINTS ROAD | NEWMARKET | CB8 8ES

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**\*\*CHAIN FREE\*\*** Well-presented mid-terrace home located in the heart of Newmarket, offered with no upward chain. Ideal for first-time buyers or investors, the property features an open-plan lounge/diner, fitted kitchen, two well-proportioned bedrooms, a family bathroom, and a private courtyard garden.

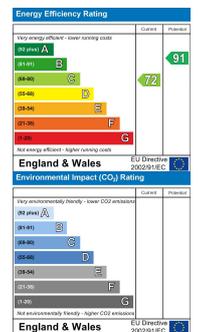
The open-plan lounge/diner is bright and versatile with dual-aspect windows, laminate flooring, integrated storage and stairs to the first floor. The kitchen offers a range of base and wall units, integrated oven, hob and extractor, inset lighting, and space for appliances.

Upstairs provides two good-sized bedrooms with storage and a family bathroom comprising a bath, shower, WC and wash basin.

Outside, the enclosed rear courtyard garden is low maintenance, laid mainly to patio, with space for outdoor furniture, potted plants and access to a shed.

## Directions

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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.