



**33 Granby Street**  
**Newmarket, Suffolk CB8 8EZ**  
**Guide Price £240,000**



### 33 Granby Street, Newmarket, Suffolk CB8 8EZ

An attractive end of terrace period cottage set on the favoured South side of the town centre and superbly positioned within easy reach of all local amenities including the High Street and Train Station.

This charming property offers immaculately presented, updated accommodation to include a large sitting/dining room, an extended modern well equipped kitchen with a range of integral appliances, two good size bedrooms and a superb four piece first floor family bathroom.

Externally the property offers a rather lovely, private and surprisingly spacious rear garden with off road parking space to front and two allocated spaces available in a nearby car park on licence.

Outstanding period property.

EPC (D)

#### Accommodation Details

Front door leading through to:

#### Lounge/Diner

With windows to the front, rear and side aspects, staircase rising to the first floor, built in understairs cupboard and useful recess, TV aerial connection point, ample room for dining table and chairs, two radiators, access and door leading through to:

#### Kitchen/Breakfast Room

Re-fitted kitchen with a range of eye level and base storage units with working top surfaces over, inset sink unit with mixer tap over, built in oven, separate four ring gas hob with extractor hood over, space for fridge/freezer, integrated dishwasher, space and plumbing for washing machine, wood effect flooring, radiator,

window to the side aspect, Velux window to rear aspect.

#### First Floor Landing

With access to loft space, access and door leading through to:

#### Bedroom 1

With window to the front aspect, radiator.

#### Bedroom 2

With windows to the rear and side aspects, radiator.

#### Bathroom

Re-fitted suite comprising shower enclosure, panel bath, wash hand basin and low level WC, part tiled walls, vinyl flooring, radiator, extractor, window to the rear aspect.

#### Outside - Front

Gravel frontage allowing parking

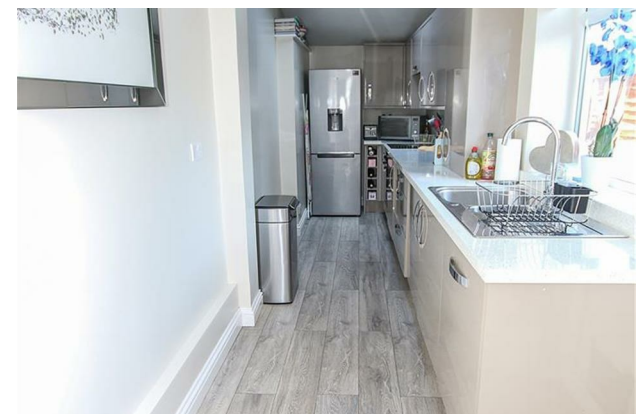
to the front with border containing plants/shrubs, paved pathway to the front door.

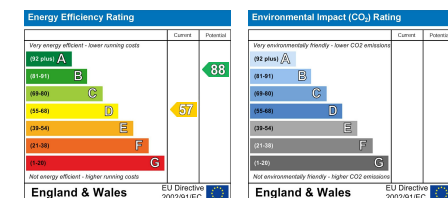
#### Outside - Rear

Pretty fully enclosed rear garden with area laid to lawn, paved seating area, timber built shed, outside lighting, outside tap, gated side access.

#### Agents Note

Two allocated spaces available in a nearby car park on licence. Right of way access to the rear. Room dimensions to follow soon.





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