



**Croft Road**  
**Newmarket, Suffolk CB8 0AQ**  
**Offers In Excess Of £190,000**



## Croft Road, Newmarket, Suffolk CB8 0AQ

A charming end of terrace property set on the outskirts of the town centre and enjoying a long and established garden.

Accommodation includes a living room, open plan kitchen/breakfast room, downstairs shower room and two generous size bedrooms.

Complete with a fully enclosed long rear garden.

Offered for sale with the distinct advantage of no onward chain - viewing is recommended.

EPC (E)

Council Tax Band A (West Suffolk)

### Accommodation Details

Front door with top light leading through to:

#### Living Room 11'2" x 9'10" (3.40m x 3.00m)

With window to the front aspect, strip wood flooring, TV aerial connection point, radiator, opening leading through to:

#### Kitchen/Breakfast Room 10'10" x 9'2" (3.30m x 2.79m)

Fitted with a range of eye level and base storage units with working top surfaces over, built in oven, separate hob with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, inset sink unit with mixer tap over, staircase rising to the first floor, tiled flooring, room for dining table and chairs, radiator, window to the rear aspect, access and door leading through to:

### Rear Lobby

With door to the side aspect leading to the rear garden, access and door leading through to:

### Bathroom

With suite comprising shower enclosure, wash hand basin and low level WC, part tiled walls, tiled flooring, radiator, window with obscured glass to the rear aspect.

### First Floor Landing

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

#### Bedroom 1 11'2" x 9'2" (3.40m x 2.79m)

With window to the front aspect, strip wood flooring, radiator.

#### Bedroom 2 9'2" x 8'2" (2.79m x 2.49m)

With window to the rear aspect, painted strip wood flooring, radiator.

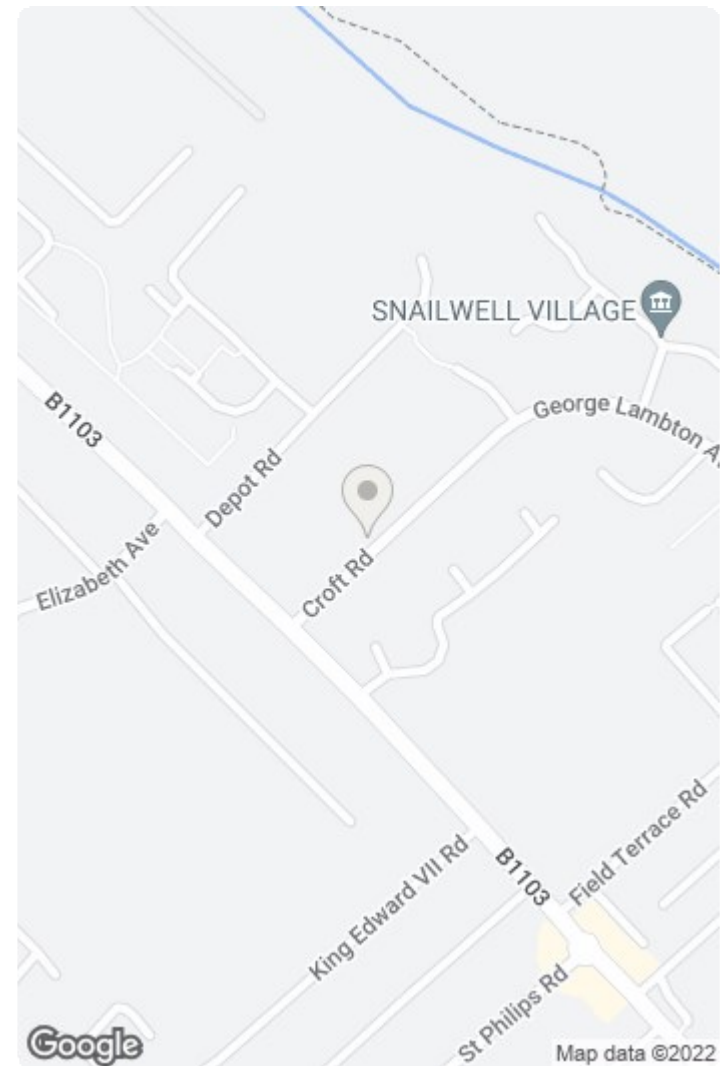
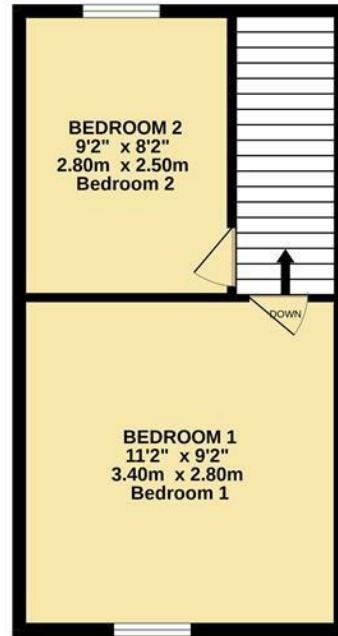
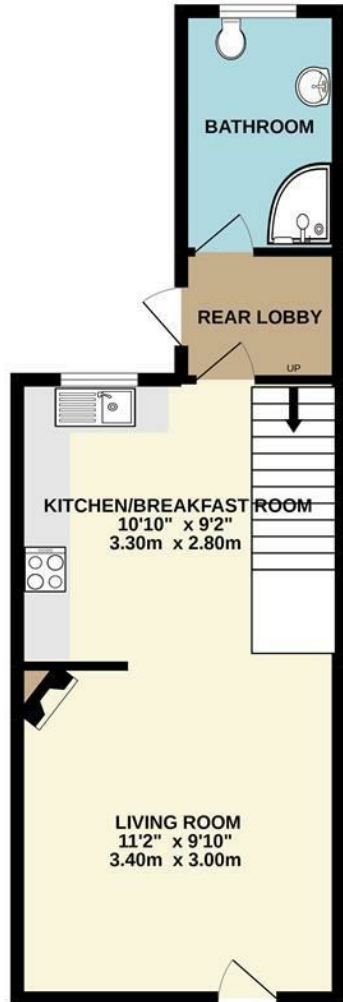
### Outside - Front

Enclosed front garden bordered by brick wall and picket fencing, pathway leading to the front door, gated access to side passage leading to the rear garden.

### Outside - Rear

Fully enclosed rear garden predominantly laid to lawn, patio/seating area.





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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs			
A		82	
B			
C			
D			
E			
F			
G	53		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A			
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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