



12 Green Road
Newmarket, Suffolk CB8 8BD
Guide Price £245,000

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A superb, fully renovated staggered terraced property located upon the Southern side of the town and set within easy reach of the train station and town centre.

Offering immaculately presented accommodation comprising a living room, dining room, kitchen, two bedrooms and a bathroom.

Complete with a pretty, landscaped courtyard style rear garden.

Early viewing is essential.

EPC (TBC)

Council Tax Band B (West Suffolk)

Accommodation Details

Front door with fan top light leading through to:

Dining Room 12'6" x 11'1" (3.81m x 3.38m)

With bay window to the front aspect, fitted blinds, fire recess to the side, wood effect flooring, radiator, door leading through to:

Inner Lobby

Stairwell lobby with staircase rising to the first floor, access to:

Living Room 12'6" x 11'1" (3.81m x 3.38m)

With window to the rear aspect, wood effect flooring, built in storage cupboard, radiator, opening leading through to:

Kitchen 8'3" x 8'2" (2.51m x 2.49m)

Fitted with a range of eye level and base storage units with oak wood block working top surfaces over, space for oven with extractor over, space for fridge/freezer, oval inset sink unit with mixer tap over, tiled flooring, radiator, window to the side aspect, glazed door to the side aspect leading to the garden.

First Floor Landing

With access to loft space (partly boarded and housing gas fired combi-boiler), door leading through to:

Bedroom 1 12'7" x 9'1" (3.84m x 2.77m)

With window to the front aspect, built in cupboard, radiator.

Bedroom 2 9'6" x 9'5" (2.90m x 2.87m)

With window to the rear aspect, built in cupboard, radiator.

Bathroom

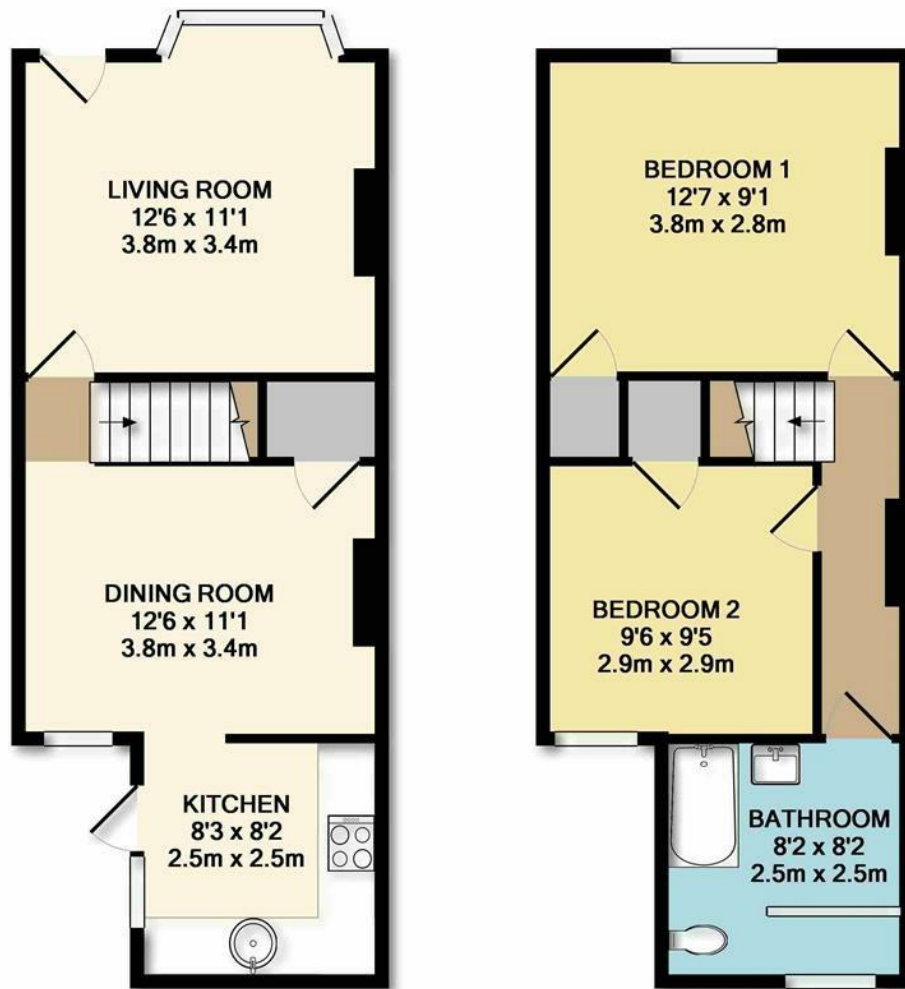
Steps down leading to a stunning bathroom with suite comprising bath mixer taps, walk in shower enclosure, wash hand basin set in vanity unit and low level WC with concealed cistern, part tiled walls, tiled flooring, heated towel rail, vanity mirror with sensor lighting, window to the rear aspect.

Outside - Front

Small walled garden with pathway leading to the front door.

Outside - Rear

Fully enclosed courtyard style rear garden with raised area laid with faux grass with paving to the remaining area, feature wall with timber panelling, gated rear access.



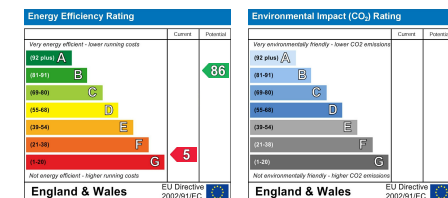
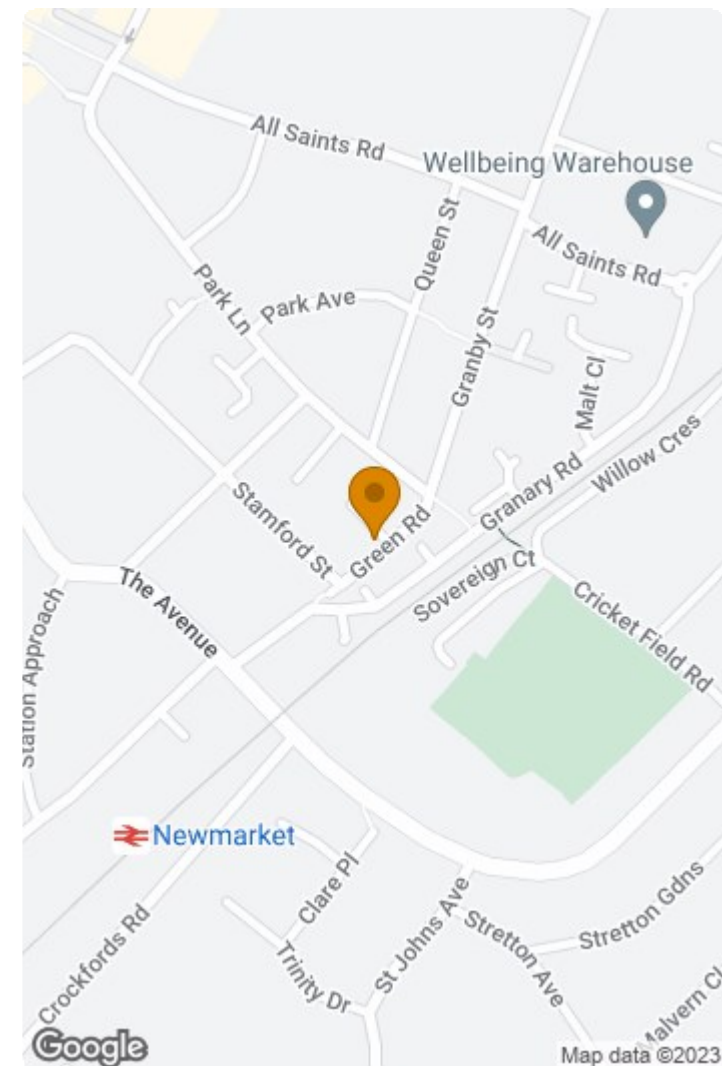
GROUND FLOOR
 APPROX. FLOOR
 AREA 368 SQ.FT.
 (34.2 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 362 SQ.FT.
 (33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 730 SQ.FT. (67.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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