



**9 Granary Road**  
**Newmarket, Suffolk CB8 8GR**  
**£250,000**

**MA**  
Morris Armitage  
01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)



## 9 Granary Road, Newmarket, Suffolk CB8 8GR

A modern mid terrace property set within this popular development and positioned in striking distance of the railway station and Tattersalls.

Accommodation includes entrance hall, kitchen, cloakroom, living room/dining room, two bedrooms and bathroom.

Externally the property offers an enclosed and mainly south facing rear garden and garage facilities.

No chain and viewing is recommended.

Council Tax Band (B)

EPC (C)

### Entrance Hall

With part glazed entrance door, doors leading to:

### Kitchen 8'9 x 8'1 (2.67m x 2.46m)

With a range of wall and base units with work tops over. Inset stainless steel sink with drainer and mixer tap, integrated electric oven with gas hob and extractor over, space and plumbing for washing machine, space for fridge/freezer, uPVC window to front aspect.

### Cloakroom 6'1 x 4'2 (1.85m x 1.27m)

Comprising low level WC and wash hand basin, extractor.

### Living/Dining Room 12'4 x 11'10 (3.76m x 3.61m)

With staircase rising to the first floor, radiator, sliding patio door leading to the rear garden.

### FIRST FLOOR LANDING

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

### Bedroom 1 11'11 x 11'10 (3.63m x 3.61m)

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

### Bedroom 2 12'3 x 5'7 (3.73m x 1.70m)

With window to the front aspect, radiator.

### Bathroom 8'9 x 6'3 (2.67m x 1.91m)

With suite comprising panel bath,

pedestal wash hand basin and low level WC, built in cupboard, window to the front aspect.

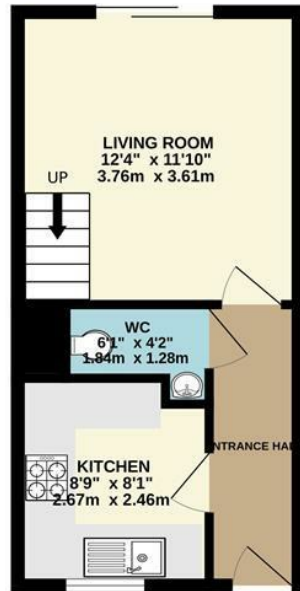
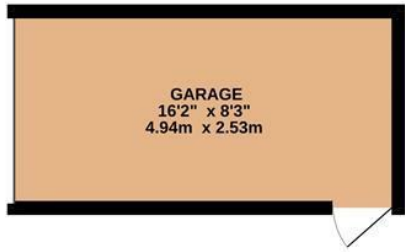
### OUTSIDE

Fully enclosed rear garden with paved patio/seating area, partly laid to lawn, gated access to the side leading to garage en bloc.

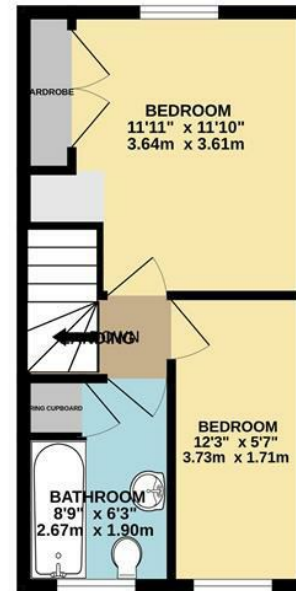
### Garage 16'2 x 18'3 (4.93m x 5.56m)



GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



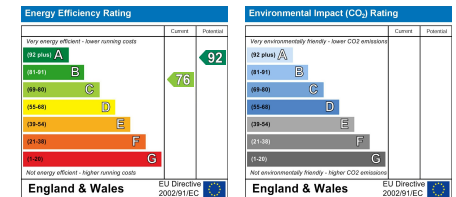
1ST FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



9 THE GRANARY

TOTAL FLOOR AREA: 702 sq.ft. (65.2 sq.m.) approx.

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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