



Granby Street
Newmarket, CB8 8EZ
Guide Price £220,000

Granby Street, Newmarket, CB8 8EZ

A conveniently located two bedroom end of terrace period property, offered for sale with the distinct advantage of no onward chain and set within walking distance of the town centre.

This late Victorian home offers a good level of finish throughout, with accommodation comprising an open plan sitting/dining room, kitchen, ground floor bathroom and two bedrooms.

Complete with gardens to the front and rear.

Early viewing is essential.

Accommodation Details:

Fully glazed entrance door leading through to the:

Sitting Room 12'10" x 11'9" (3.92 x 3.60)

With laminate flooring, TV connection point, radiator, window to the front aspect and arch through to the:

Dining Room 10'10" x 8'11" (3.32 x 2.72)

With laminate flooring, radiator, two storage cupboards and window to the side aspect.

Kitchen 12'1" x 11'9" max (3.70 x 3.60 max)

Fitted with both eye and base level storage units with working tops over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob and extractor fan. Space and plumbing for free standing

fridge/freezer and washing machine, window to the rear aspect.

Bathroom 8'2" x 6'0" (2.51 x 1.85)

Three piece white suite comprising of low level WC, pedestal wash basin, panel bath with shower attachment, part tiled walls, tiled flooring and window to the rear aspect.

Bedroom 1 12'3" x 11'9" (3.75 x 3.60)

Double bedroom with radiator and window to the front aspect.

Bedroom 2 10'7" x 8'8" (3.23 x 2.66)

Double bedroom with radiator and window to the front aspect.

Outside - Front

Partly laid to shingle frontage area enclosed by dwarf wall and iron gate.

Outside - Rear

Fully enclosed garden with patio area.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - E

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - End of Terrace

Property Construction – Standard

Number & Types of Room – Please

refer to the floorplan

Square Meters - 63 SQM

Parking – On street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast

available, 1000Mbps download,

220Mbps upload

Mobile Signal/Coverage – Good

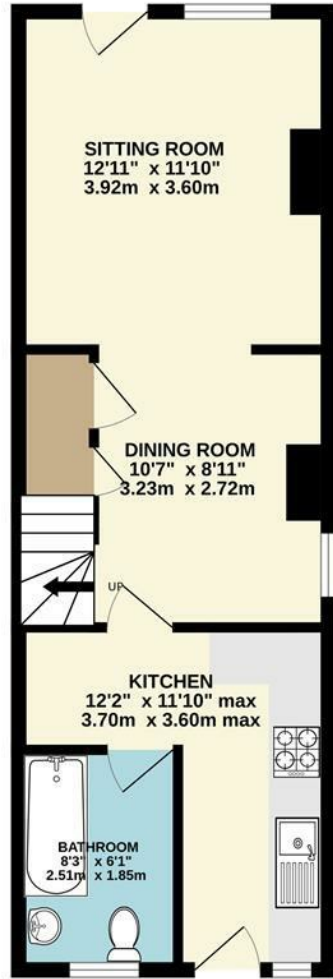
Rights of Way, Easements,

Covenants – None that the vendor is

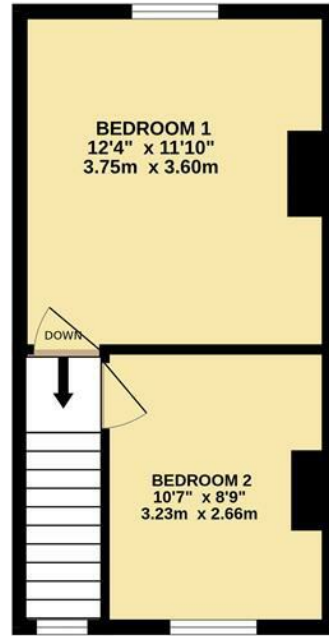
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GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.

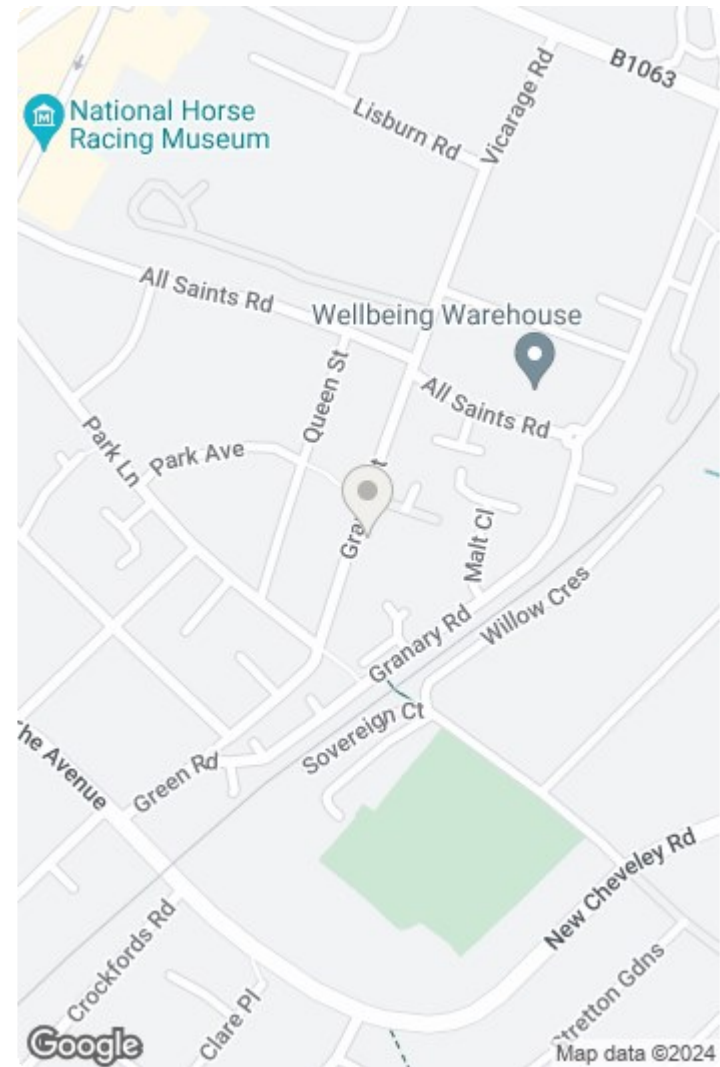


1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		81	52
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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