



Green Road
Newmarket, CB8 9BN
Guide Price £250,000

Green Road, Newmarket, CB8 9BN

An opportunity to purchase a conveniently two bedroom property tucked away in a popular cul-de-sac location.

Beautifully presented and only striking distance from the train station, Newmarket town centre and Tattersalls, accommodation comprises of living room, kitchen/diner, two double bedrooms and a bathroom.

Enjoying a South facing landscaped garden as well as the further benefit of two allocated off road parking spaces.

Viewing is strongly recommended.

EPC (D)

Council Tax B (West Suffolk)

Accommodation Details:

With storm canopy, outdoor lighting and double glazed door through to the:

Living Room 15'6" x 11'10" (4.74 x 3.61)

Spacious living room with TV connection point, staircase rising to the first floor, radiator, window to the front aspect and door through to the:

Kitchen/Diner 11'10" x 9'0" (3.61 x 2.75)

Fitted with matching eye and base level storage units and working surfaces over, tiled splashback areas, stainless steel sink and drainer with mixer tap, electric oven and hob, space for fridge/freezer, dishwasher and washing machine. Window and French style doors out to the rear garden.

First Floor Landing

With access through to the bedrooms and bathroom.

Bedroom 1 11'10" x 9'1" (3.61 x 2.78)

Double bedroom with radiator and window to the rear aspect.

Bedroom 2 11'10" x 9'1" (3.61 x 2.77)

Double bedroom with radiator and window to the front aspect.

Bathroom 9'0" x 4'7" (2.76 x 1.40)

Three piece bathroom suite comprising of a low level WC, pedestal wash basin, panelled bath with mounted shower, part tiled walls, storage cupboard and radiator.

Outside - Rear

Fully enclosed rear garden mostly laid to lawn with patio seating area.

Outside - Front

Laid to shingle frontage with

mature shrubs and steps leading up to the front entrance.

PROPERTY INFORMATION

Maintenance fee - N/A

EPC - TBC

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terraced

Property Construction – Standard
Number & Types of Room – Please

refer to the floorplan

Square Meters -

Parking –

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

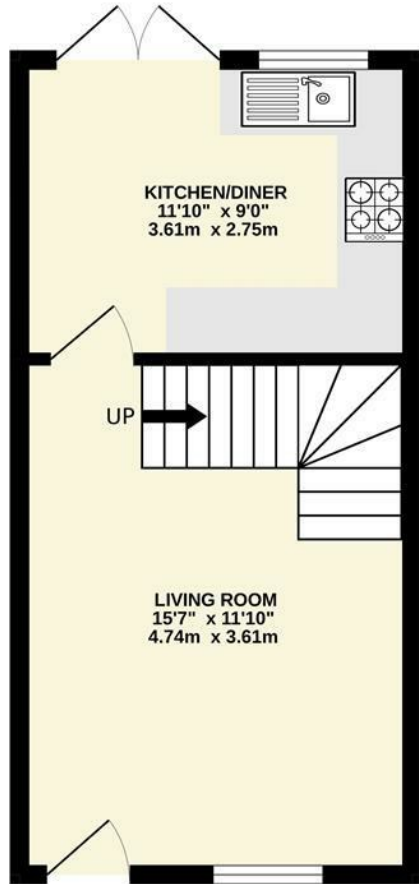
Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage – Good

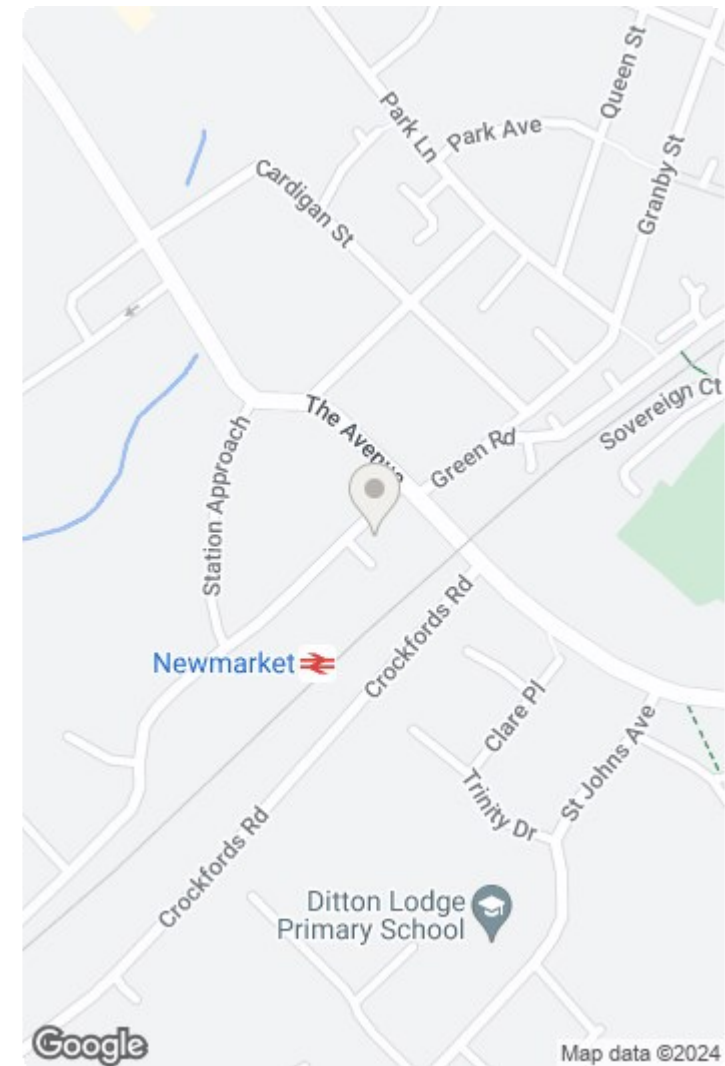
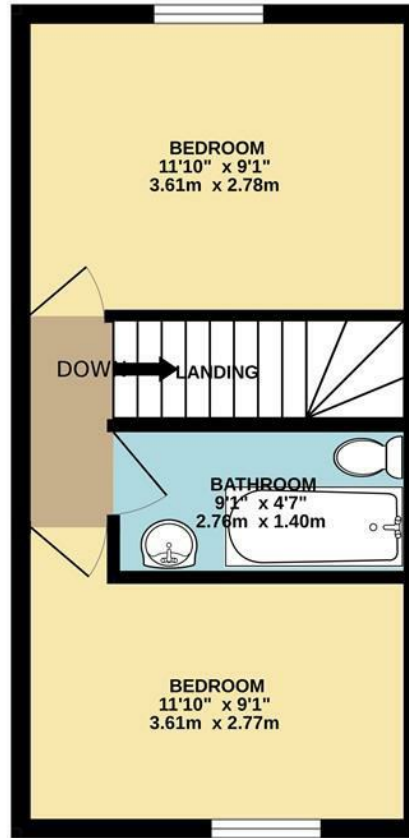
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR
291 sq.ft. (27.1 sq.m.) approx.



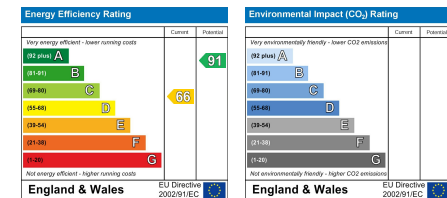
1ST FLOOR
291 sq.ft. (27.1 sq.m.) approx.



47 GREEN ROAD

TOTAL FLOOR AREA : 582 sq.ft. (54.1 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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