



Granby Street, Newmarket CB8 8HE

Guide Price £200,000

MA

Morris Armitage

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An attractive period cottage set on the south side of the town centre and superbly positioned within easy reach of all local amenities.

This charming property offers accommodation to include entrance porch, living room with featured inglenook fireplace, open plan refitted kitchen/dining room, bathroom and two good size double bedrooms.

Externally the property offers an enclosed courtyard garden.

Entrance Hall

With tiled flooring.

Sitting Room 11'8" x 11'6" (3.57 x 3.52)

Featured open fireplace with exposed brick work, TV connection point, window to the front aspect and opening through to the:

Kitchen/Dining Room 16'0" max x 11'8" max (4.88 max x 3.58 max)

Fitted with a range of eye and base level storage units with working surfaces over, inset stainless steel sink and drainer, built-in oven and hob, staircase rising to the first floor, windows to the rear aspect and door leading out to the rear garden.

Bathroom 7'6" x 5'4" (2.30 x 1.65)

Suite comprising of a low level WC, pedestal wash basin, panelled bath with shower attachment, part tiled walls, radiator and window to the rear aspect.

First Floor Landing

Access and doors leading through to:

Bedroom 1 11'10" x 11'7" (3.61 x 3.54)

Double bedroom with window to the front aspect.

Bedroom 2 9'2" x 7'11" (2.80 x 2.43)

Built in storage cupboard and window to the rear aspect.

Outside - Front

Enclosed small front garden with pathway leading to the front of the property.

Outside - Rear

Paved, courtyard style rear garden.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terrace

Property Construction – Standard
Number & Types of Room – Please

refer to the floorplan

Square Meters - 53SQM

Parking – n/a

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes

Broadband Type – Ultrafast available,

Max 1000Mbps download, 220Mbps

upload

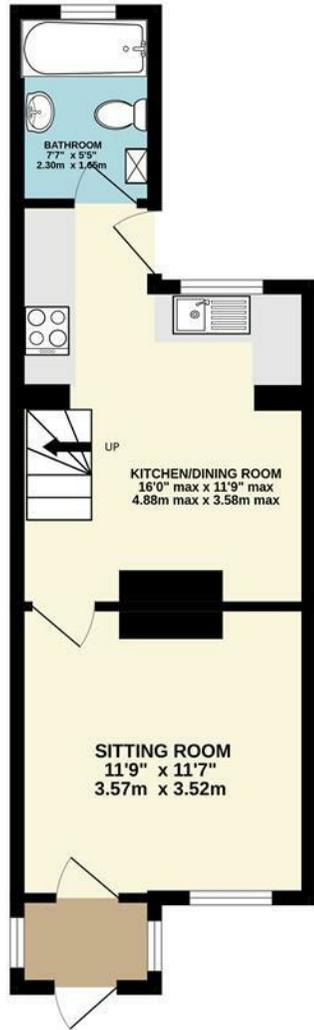
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants

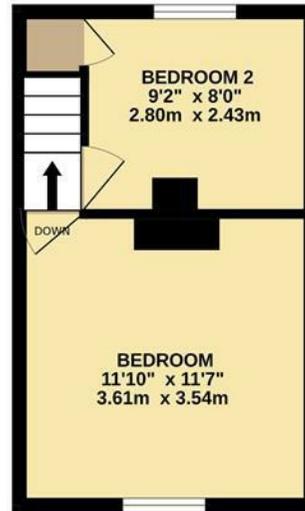
– None that the vendor is aware of



GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.

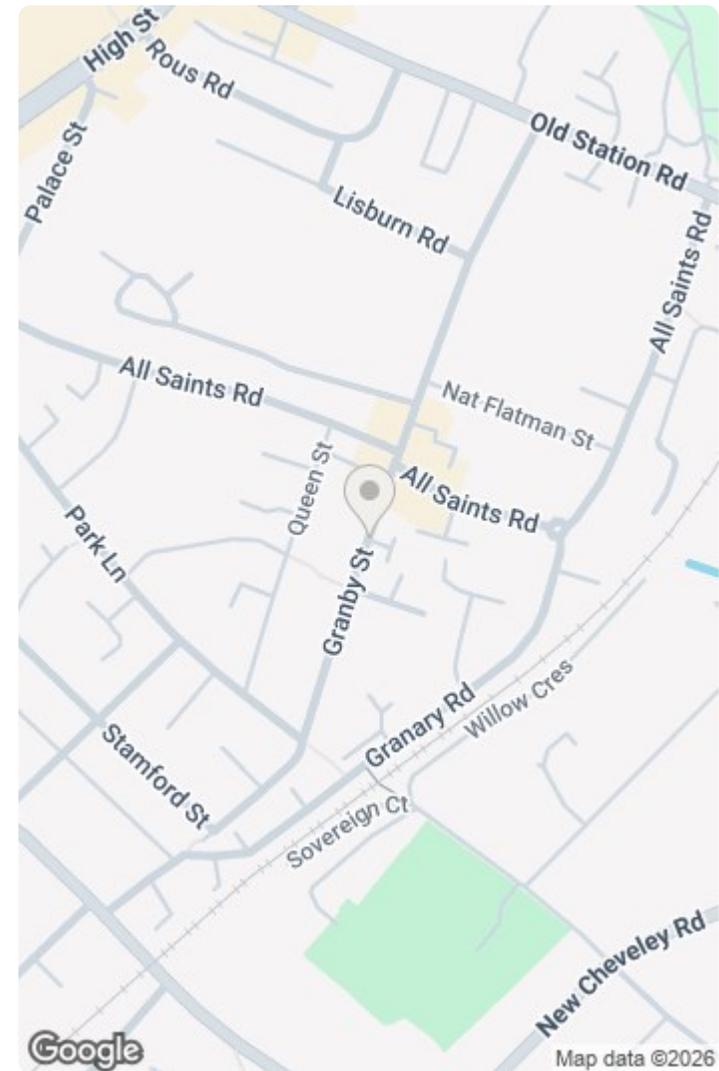


1ST FLOOR
222 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 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.
Made with Metropix 62024.



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		89	88
	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		

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

