



Croft Road
Newmarket, CB8 0AQ
Guide Price £240,000

Croft Road, Newmarket, CB8 0AQ

A charming mid terrace property set on the fringes of the town centre and offering lovely gardens and substantial outside studio/office facilities.

Cleverly planned, the property enjoys accommodation to include entrance porch, living room, kitchen/dining room, two good size bedrooms and bathroom.

Externally the property offers a lovely and long rear garden with very useful outbuilding.

Accommodation Details:

Fully glazed front entrance door through to the:

Entrance Hall

With staircase rising to the first floor, radiator, and door through to the:

Living Room 11'1" x 11'1" (3.4 x 3.4)

Featured wall with exposed brickwork, TV connection point, laid wooden style flooring, window to the front aspect and door through to the:

Kitchen/Diner 14'1" x 9'10" (4.3 x 3.0)

Re-fitted kitchen with a range of eye level and base storage units with working top surfaces over, inset sink unit with mixer tap over, built in oven, separate hob with extractor hood over, built in fridge/freezer, space and plumbing for washing machine, built in cupboard, space for dining table and chairs, tile effect flooring, radiator, double glazed window to the rear aspect, part glazed door leading to the rear garden.

First Floor Landing

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

Bedroom 1 11'1" x 10'5" (3.4 x 3.2)

Double bedroom with radiator and window to the front aspect.

Bedroom 2 9'10" x 6'10" (3.0 x 2.1)

With radiator and window to the rear aspect.

Bathroom

Three piece bathroom suite comprising a concealed WC, wash basin, P-shaped bath with wall mounted shower and glass screen tiled walls and obscured window to the rear aspect.

Outside - Front

Enclosed front garden laid with shingle stone with gated access.

Outside - Rear

Fully enclosed rear garden predominantly laid to lawn with raised patio/seating area, substantial outside studio/office facilities with power and lighting connected, further storage shed,

external storage area, gated side access, outside lighting.

Property Information

Maintenance fee - n/a

EPC - C

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 - 91 SQM

Parking - N/A

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas, installed

tado smart thermostat

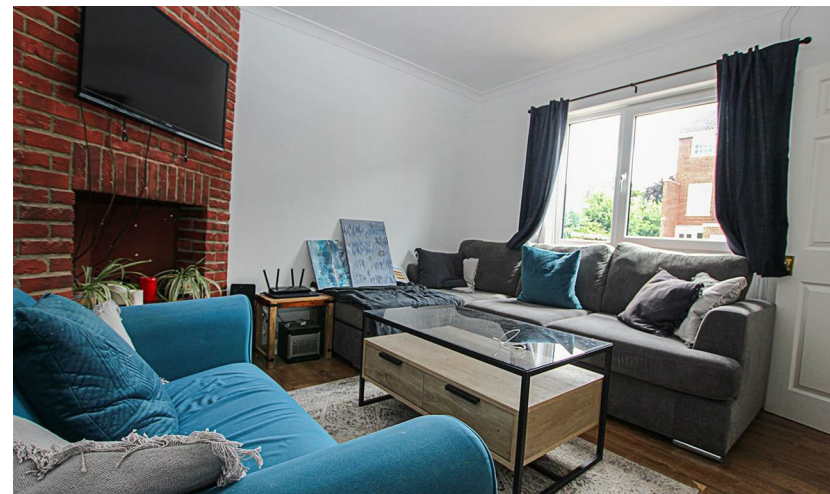
Broadband Connected - Yes

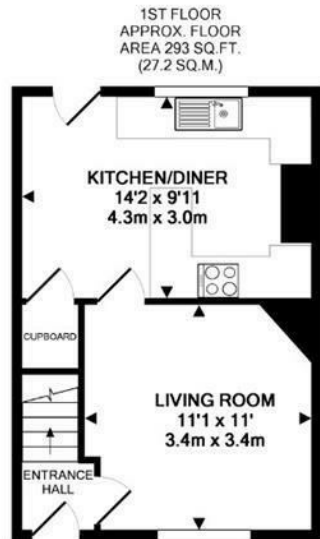
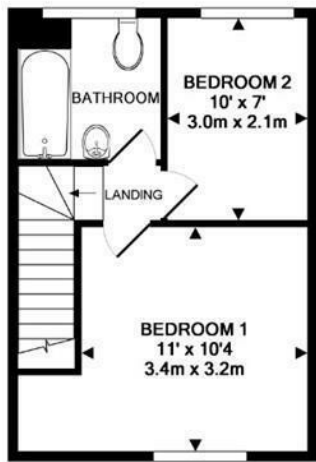
Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Limited

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

Location - What 3 Words -
///evoke.reeling.hypocrite



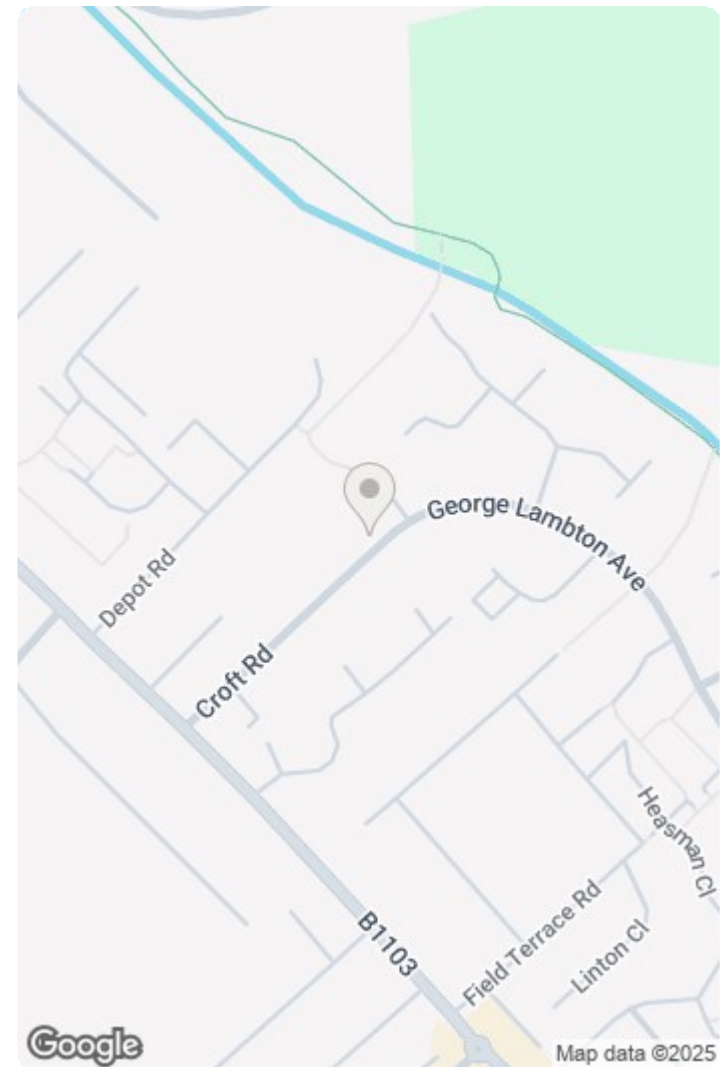


1ST FLOOR
APPROX. FLOOR
AREA 293 SQ.FT.
(27.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 287 SQ.FT.
(26.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 581 SQ.FT. (54.0 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	91		

Energy Efficiency Rating scale: A (92-101), B (81-91), C (69-80), D (54-68), E (39-53), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating scale: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70).

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 from them. 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.

