

**26 Croft Road, Newmarket  
CB8 0AQ  
Offers In Excess Of £260,000**

**MA**  
**Morris Armitage**  
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A recently refurbished modern townhouse nestling on the outskirts of the town centre and offered for sale with no onward chain.

Rather deceptive, this family home enjoys generous size rooms arranged over three floors. Accommodation includes an entrance hall, kitchen/breakfast room, living room, three bedrooms and a shower room.

Externally the property offers a fully enclosed courtyard garden, integral garage and off road parking.

Viewing recommended.





Entrance Hall

Door to kitchen. Radiator. Stairs to first floor.

Kitchen/Breakfast Room

12'9" 12'9" (3.89m 3.89m)

Spacious, modern kitchen with range of matching eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Integrated oven with electric hob and stainless steel and glass extractor over. Attractively tiled splashbacks to working areas. Space and plumbing for dishwasher and washing machine. Tiled flooring. Understairs cupboard. Radiator. Window overlooking rear aspect. Doors to entrance hall and rear garden.

Landing

Doors leading to living room, bedroom 3, cloakroom and bathroom. Two storage cupboards. Stairs to ground and second floor.

Living Room

15'8" 12'9" (4.80m 3.89m)

Spacious living room with dual windows overlooking front aspect. Wood effect flooring. Radiators. Door to landing.

Bedroom 3

9'8" 6'5" (2.95m 1.96m)

Good size bedroom with window overlooking rear aspect. Radiator. Door to landing.

Cloakroom

White low level W.C. Door to landing.

Bathroom

6'3" 6'0" (1.91m 1.83m)

Modern shower room with walk-in cubicle with wall mounted shower and wall mounted hand basin with mixer tap over and storage drawers under. Ladder style radiator. Attractively tiled throughout. Obscured window. Door to landing.

2nd Landing

Doors to both bedrooms. Stairs to first floor.

Bedroom 1

12'0" x 12'9" (3.66m x 3.89m)

Spacious double bedroom with built-in wardrobes. Window overlooking front aspect. Radiator. Door to landing.

Bedroom 2

12'9" x 9'8" (3.89m x 2.95)

Generous double bedroom with built-in wardrobe. Dual windows overlooking rear aspect. Radiator. Door to landing.

Integral Garage

With the relevant planning consent, this could be converted to provide an additional room.

Outside

Courtyard garden with access gate to the rear. Door to kitchen/breakfast room.

PROPERTY INFORMATION

EPC - C  
Tenure - Freehold  
Council Tax Band - C (West Suffolk)  
Property Type - Terraced House  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - 102 SQM  
Parking – Garage & Parking  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Gas  
Broadband Connected - tbc  
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload  
Mobile Signal/Coverage – Ofcom advise likely on all networks  
Rights of Way, Easements, Covenants – None that the vendor is aware of

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, wall, ceiling, rooms and plot areas are approximate and no responsibility is taken for any misstatement or misinterpretation. This plan is for illustrative purposes only and should be used as a guide only by the prospective purchaser. The services, systems and appliances shown here are based on the information provided as to their operability or efficiency can be given. Morris Armitage Ltd 2023

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