



Crockfords Road, Newmarket, Suffolk CB8 9BG

Guide Price £279,000

MA
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Chain Free ** This updated and improved modern terraced home, superbly set within a desirable and highly regarded residential area on the South side of the Town Centre just moments from the High Street, Train Station and Ditton Lodge school.

Extremely deceptive, this property has had a programme of recent upgrades and offers generously sized and immaculately presented rooms throughout. The stylish accommodation includes an entrance porch, spacious living room with oak flooring, a spacious kitchen/dining room, two superb size bedrooms and a first floor bathroom.

Complete with a fully enclosed rear garden, laid to artificial grass and garage facilities located en-bloc.

Perfect for first time buyers - an early viewing is highly recommended.

EPC (C)

Accommodation Details

Part glazed front door leading through to:

Entrance Porch

With coat hanging space, wood effect flooring, access and door leading through to:

Living Room 14'0" x 15'3" (4.27m x 4.65m)

With bay window to the front aspect, oak wood flooring, staircase rising to the first floor, TV aerial connection point, radiator, access and door leading through to:

Kitchen 14'0" x 10'8" (4.27m x 3.25m)

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, space for electric oven, space and plumbing for washing machine, space for fridge/freezer, built in larder cupboard, ample space for dining table and chairs, wood effect flooring, radiator, two windows to the rear aspect, part glazed door leading to the rear garden.

First Floor Landing

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

Bedroom 1 14'1" x 10'1" (4.29m x 3.07m)

With window to the front aspect, built in cupboard, radiator.

Bedroom 2 7'9" x 10'9" (2.36m x 3.28m)

With window to the rear aspect, built in cupboard, radiator.

Bathroom 6'3" x 7'3" (1.91m x 2.21m)

Re-fitted suite comprising corner bath with mixer taps and plumbed shower over, wash hand basin and low level WC, tiled walls, wood effect flooring, heated towel rail, window with obscured glass to the rear aspect.

Outside - Front

Gravel frontage planted with mature plants/shrubs, pathway leading to the front door.

Outside - Rear

Fully enclosed rear garden with block paved seating/patio area, lawn area with artificial grass, loose stone pathway leading to gated rear access.

Garage

Single garage with up and over style door located en bloc and parking.

Agents Note

New gas combi boiler/central heating system installed end of 2019/beginning of 2020 (under warranty), serviced annually. New windows and doors August 2024.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Terraced House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 70 SQM

Parking - Garage en bloc & parking

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

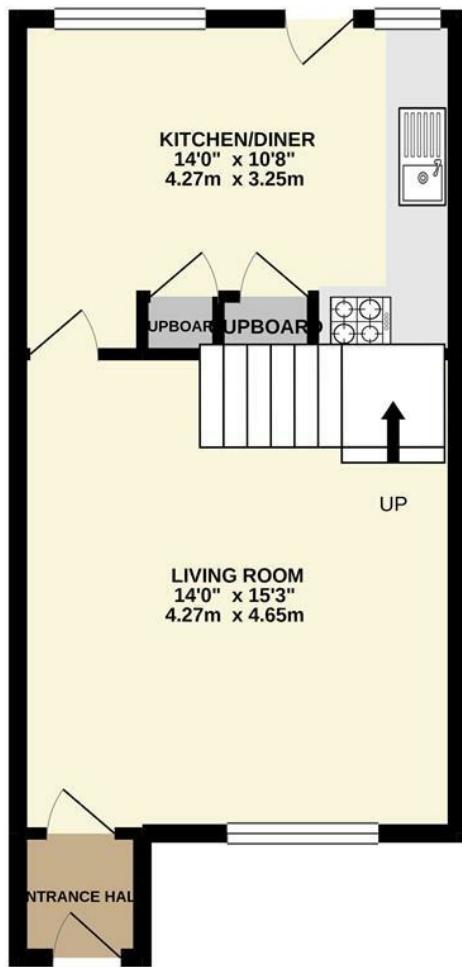
Broadband Connected - tbc

Broadband Type - Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage - Ofcom advise likely on all networks

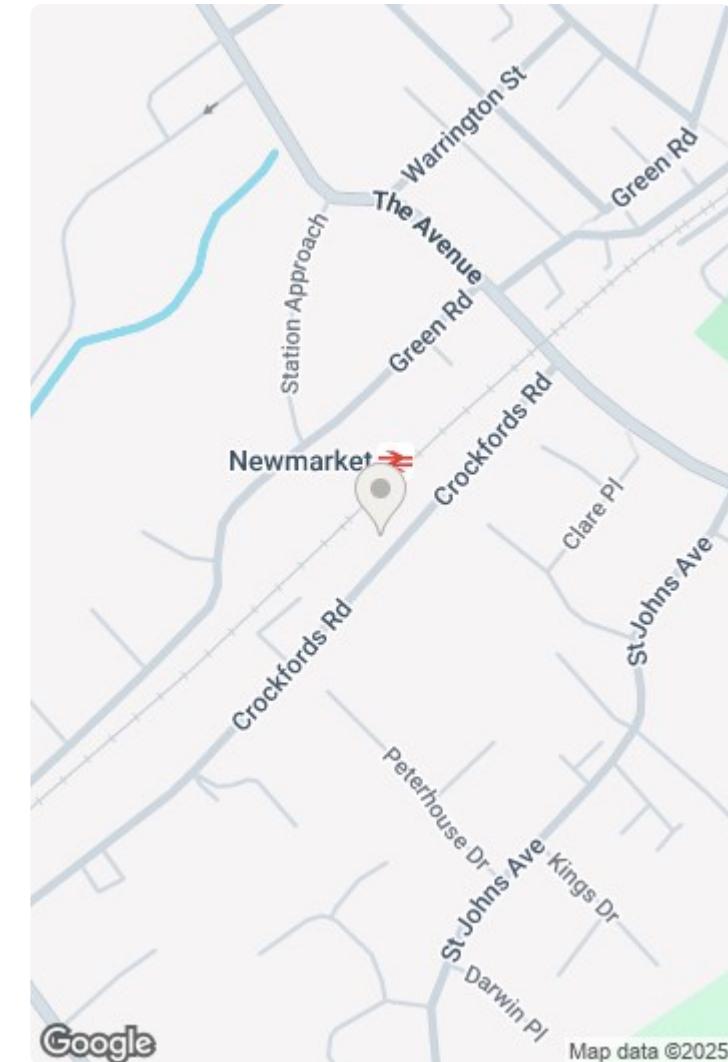
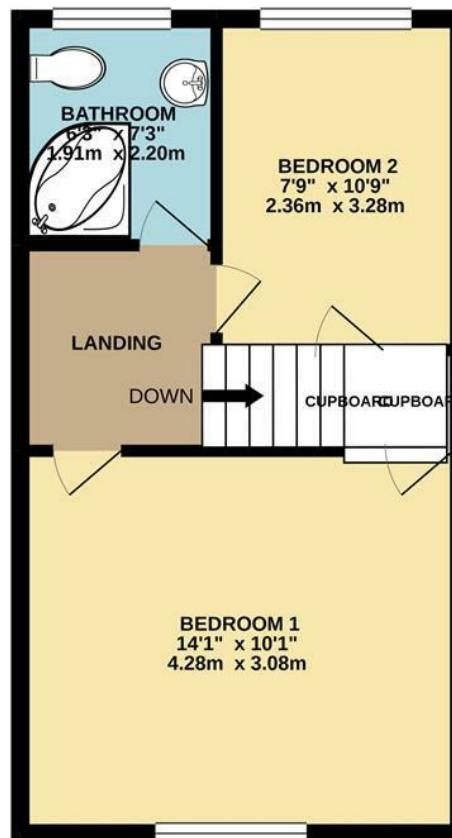
Rights of Way, Easements, Covenants - None that the vendor is aware of



GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 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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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO ₂ emissions	
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 from 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.

