



Granby Street, Newmarket CB8 8EZ

Offers In The Region Of £200,000

MA
Morris Armitage

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Granby Street, Newmarket CB8 8EZ

A Victorian cottage set on the south side of the town centre and located in striking distance of the railway station and High Street.

In need of some improvements, this property offers entrance porch, living room/dining room, kitchen, rear porch, two bedrooms and a first floor bathroom.

Externally, the property offers an enclosed courtyard style garden and useful outbuilding.

No chain – viewing recommended.

Entrance Porch

With doors leading to the front and sitting/dining room. Window to the side aspect.

Sitting/Dining Room

12'9" x 21'9"

Spacious sitting/dining room with window to the front aspect. Feature fireplace with brick surround and raised stone hearth. Built-in shelving to the alcoves either side. Built-in storage cupboards. LVT wood flooring. Internal window to the rear porch. Stairs leading to the first floor. Radiators. Doors to the kitchen and front porch.

Kitchen

6'9" 14'7"

Fitted kitchen with a range of matching eye and base level cupboards with work top over. Resin sink and drainer with mixer tap over. Integrated oven with gas hob and extractor over. Space for fridge/freezer. Space and plumbing for washing machine. Window to the side aspect. Tiled flooring. Doors to the sitting/dining room and rear porch.

Rear Porch

With doors leading to the kitchen and courtyard. Internal window to the sitting/dining room.

Landing

With doors leading to all bedrooms and bathroom. Stairs leading to ground floor.

Bedroom 1

12'9" x 10'1"

Double bedroom with wooden plank flooring. Fireplace. Built-in wardrobes and storage cupboards. Radiator. Window to the front aspect. Door to landing.

Bedroom 2

5'6" x 11'7"

With window to the rear aspect. Built-in shelving to the alcoves. Radiator. Door to landing.

Bathroom

7'1" x 13'5"

Modern white suite comprising low level W.C., pedestal hand basin and panelled bath. Tiled splashbacks to wet areas. Tiled flooring. Obscured window. Radiator. Door to landing.

Outside - Front

Block paved with door to entrance porch.

Outside - Rear

Charming courtyard with doors leading to the brick built outbuilding and rear porch.

PROPERTY INFORMATION

EPC - E

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 63 SQM

Parking – tbc

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps

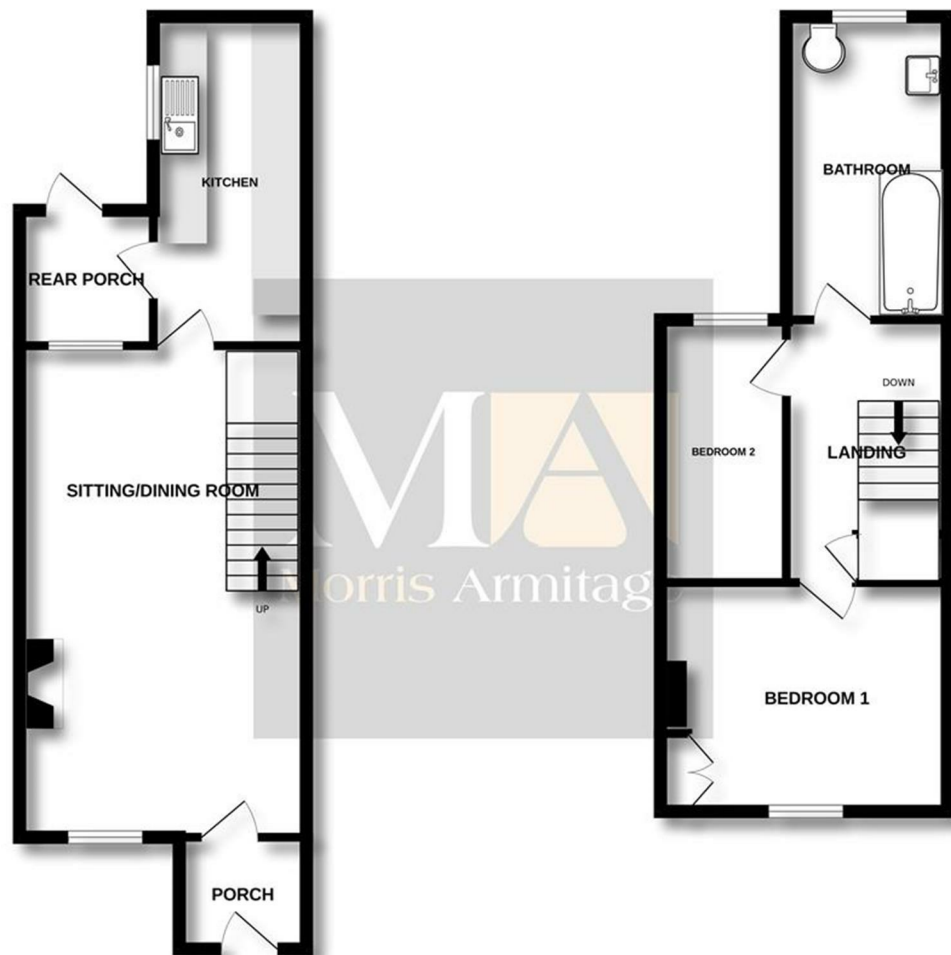
download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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

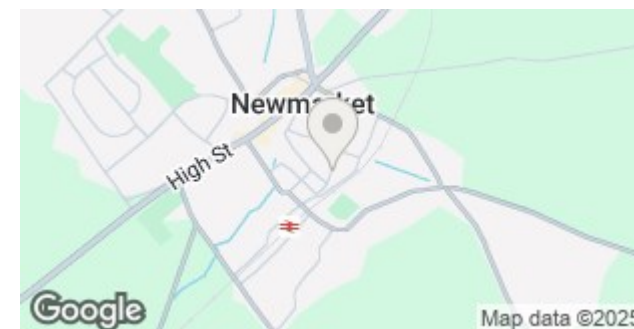
Location

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.



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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- Charming Terraced House
- Fitted Kitchen
- Spacious Sitting/Dining Room
- Two Bedrooms
- Modern Bathroom
- Courtyard Garden with Outbuilding
- NO CHAIN
- Ideal First Time Buy or Investment
- Viewing Highly Recommended



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C		82	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	48		(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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