

Granby Gardens, Granby Street, Newmarket, CB8 8HA

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Granby Gardens

Granby Street, Newmarket,
CB8 8HA

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Guide Price £285,000

- Charming Period Cottage
- 2 Double Bedrooms
- Tucked Away Position
- Off-Road Parking
- Front & Rear Gardens
- Versatile Outbuilding
- Walking Distance of Local Amenities



A charming 2 bedroom brick and flint period cottage located in a secluded and tucked away position within easy walking distance of the town's amenities and train station. The property benefits from attractive front and rear gardens with ample off-road parking and a useful outbuilding to the rear, offering both excellent utility and home office space.










LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

LIVING ROOM
A generous reception room with entrance door, staircase leading to the first floor with recess storage area beneath, feature brick fireplace recess, storage and shelving, window to the front aspect.

KITCHEN
Comprising a range of base and wall mounted units with worktop over, space for range style cooker, tiled flooring, window to the rear aspect and door leading outside.

FIRST FLOOR

LANDING
with access to the loft space and an airing cupboard housing the boiler.

BEDROOM 1
A generous double bedroom with outlook to the front aspect.

BEDROOM 2
A further double bedroom with outlook to the rear aspect.

BATHROOM
Comprising a panelled bath with shower over, pedestal sink unit, low level WC, heated towel rail, extensively tiled walls, window to the rear aspect.

OUTSIDE
The property enjoys a tandem parking area allowing off-road parking for up to 3 vehicles. A picket gate leads to the front garden area laid to lawn with a shingled pathway to the entrance door and side passageway leading through to the rear garden. The low maintenance rear garden features a large paved dining terrace and a generous outbuilding suitable for a variety of uses.

OUTBUILDING/UTILITY/OFFICE
Subdivided to create a utility area with space and plumbing for a washing machine and tumble dryer and to the left hand side is an insulated home office/studio with heating, wash hand basin and a velux window.

SALES AGENTS NOTES
Please note the adjoining cottages (2, 3, 5, 6) benefit from a pedestrian right of way over the rear courtyard garden. We are advised by the current owner that this is currently only used by No. 5 and on an infrequent basis.

For more information on this property, please refer to the Material Information Brochure on our website.









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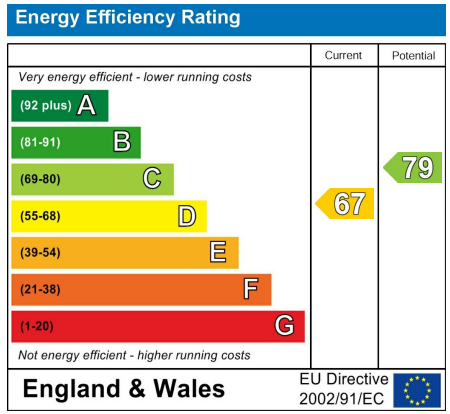





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Tenure - Freehold
Council Tax Band - B
Local Authority - West Suffolk





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Approximate Gross Internal Area 676 sq ft - 63 sq m
(Excluding Outbuilding)
Ground Floor Area 290 sq ft – 27 sq m
First Floor Area 386 sq ft – 36 sq m
Outbuilding Area 95 sq ft – 9 sq m

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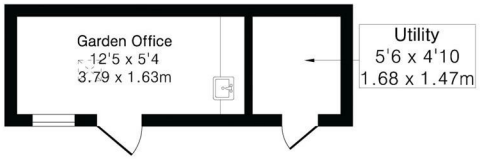
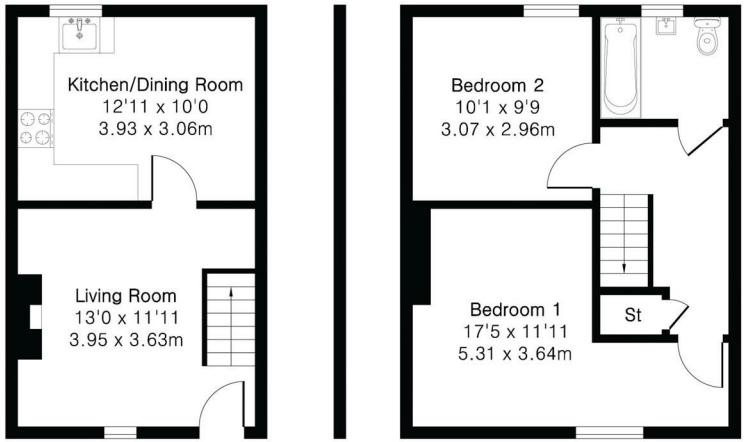


Outbuilding



Ground Floor First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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