



Granby Street, Newmarket, Suffolk

Pocock + Shaw

38 Granby Street
Newmarket
Suffolk
CB8 8EZ

A well-presented three-bedroom mid-terraced period home, enjoying a sought-after residential setting on the south-eastern side of town. The property features an inviting living room with high ceilings, a generous kitchen/dining room, a separate utility room and a convenient ground-floor shower room. Outside, an enclosed rear garden is complemented by a useful brick-built storage shed.

Guide Price £300,000



Location Newmarket is renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both around 13 miles from Newmarket.

Accommodation

Entrance hall With a part glazed entrance door, stairs leading to the first floor.

Living room Featuring a focal-point fireplace with an electric fire and decorative surround, complemented by fitted low-level cupboards and attractive recessed alcoves.

Kitchen/dining room Fitted with a range of wall-mounted and base units complemented by work surfaces incorporating an inset sink and drainer. Integrated oven and grill with a four-burner gas hob and extractor hood above and a pair of glazed leading to the garden. Additional storage is provided by a useful understairs cupboard.

Utility room With space and plumbing for a washing machine.

Shower room Fitted with a walk-in shower cubicle, wash hand basin, low-level WC and bidet, complemented by tiled walls and wood-effect flooring.

Conservatory With a pair of French doors leading to the garden.

First floor

Landing

Cloakroom with a low level WC.

Bedroom 1 With a cupboard housing the gas fired boiler, further cupboard with the hot water cylinder, low level storage.

Bedroom 2 With a window to the rear aspect.

Bedroom 3 With a window to the side aspect.

Outside The property enjoys an elevated position above street level, approached via steps leading to the front entrance, with a paved frontage enclosed by a low-level brick boundary wall.

To the rear is an enclosed, paved garden, providing an attractive and easily maintained outdoor space, complemented by a covered timber pergola.

Gated access leads to a shared passageway serving neighbouring properties, with access to a useful brick-built storage shed (4.40m x 2.30m – 14'5" x 7'7").

Agents' note Some images in this listing have been digitally enhanced or altered using artificial intelligence (AI) for presentation purposes. The underlying property and its permanent structural features remain as photographed.

Tenure The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 17Mbps, Superfast: 54Mbps, Ultrafast: 1800Mbps.

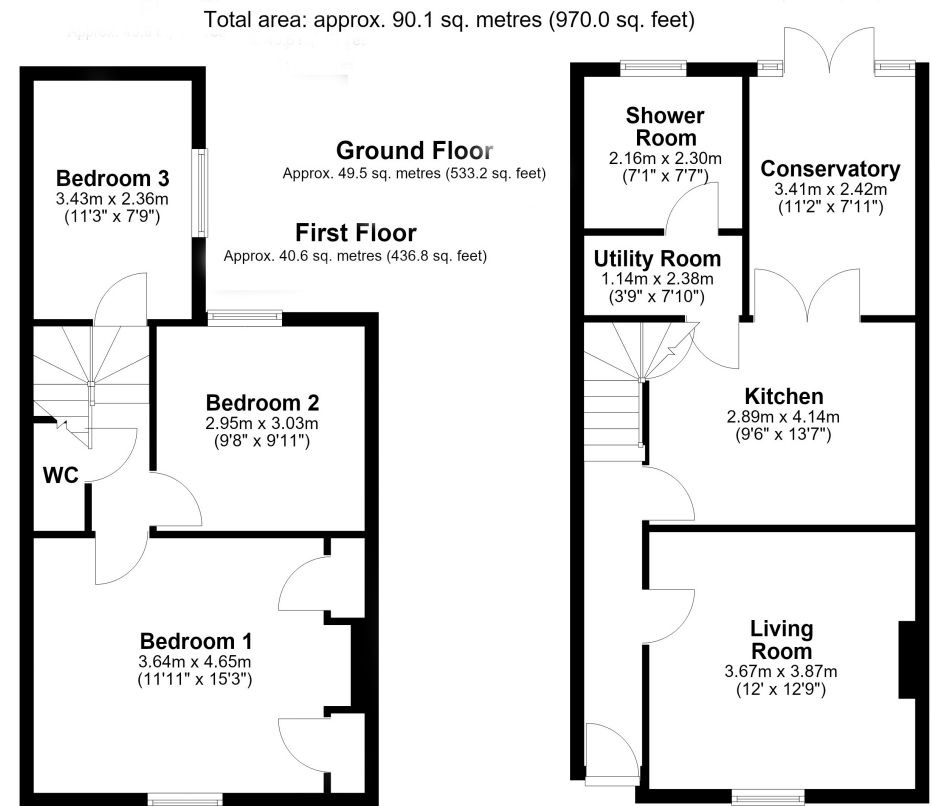
Mobile phone coverage by the four major carriers available.

EPC: D

Council Tax B West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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