



**66 Granby Street
Newmarket, Suffolk CB8 8EZ
Offers Over £260,000**

MA
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66 Granby Street, Newmarket, Suffolk CB8 8EZ

A charming and surprisingly spacious Victorian property set in the heart of this thriving town and within walking distance of the railway station.

Accommodation includes an entrance hall, living room, separate dining room, kitchen, bathroom, separate WC and three good size bedrooms (bedroom 3 with feature balcony).

Complete with a fully enclosed block paved rear garden.

Offered for sale with the distinct advantage of NO ONWARD CHAIN.

Accommodation Details

Front door with top light leading through to:

Entrance Hall

With wood flooring, staircase rising to the first floor, built in cupboard, radiator, door leading through to:

Sitting Room 12'0" x 11'11" (3.66m x 3.63m)

With window to the front aspect, fireplace recess, TV aerial connection point, radiator.

Dining Room 11'2" x 9'7" (3.40m x 2.92m)

With window to the rear aspect, radiator, tiled flooring, opening leading through to:

Kitchen 13'3" x 7'1" (4.04m x 2.16m)

Fitted with a range of eye level and base storage units with working top surfaces over and matching splashbacks, built in eye level double oven, separate four ring gas hob with extractor hood over, space for fridge/freezer, integrated dishwasher, inset sink unit with mixer tap over, wall mounted gas fired boiler, tiled flooring, radiator, window to the rear aspect, door to the side aspect leading to the rear garden.

Bathroom 13'3" x 6'7" (4.04m x 2.01m)

With suite comprising panel bath, walk in shower enclosure, pedestal wash hand basin and low level WC, part tiled walls,

tiled flooring, heated towel rail, extractor, window to the rear aspect.

Cloakroom 7'3" x 3'1" (2.21m x 0.94m)

Comprising low level WC and wash hand basin, tiled flooring, radiator, extractor.

First Floor Landing

With access to loft space, door leading through to:

Bedroom 1 14'11" x 10'0" (4.55m x 3.05m)

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

Bedroom 2 11'7" x 8'2" (3.53m x 2.49m)

With window to the rear aspect, radiator.

Bedroom 3 9'6" x 8'4" (2.90m x 2.54m)

With window to the rear aspect, radiator, door leading to:

Terrace

Good size decked terrace with timber balustrades.

Outside

Fully enclosed block paved courtyard style rear garden, timber built storage, gated rear access.

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 15 miles from Bury St Edmunds, and roughly 40 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.

Property Information

EPC - D

Tenure - Freehold

Council Tax Band -

Property Type - Terraced

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

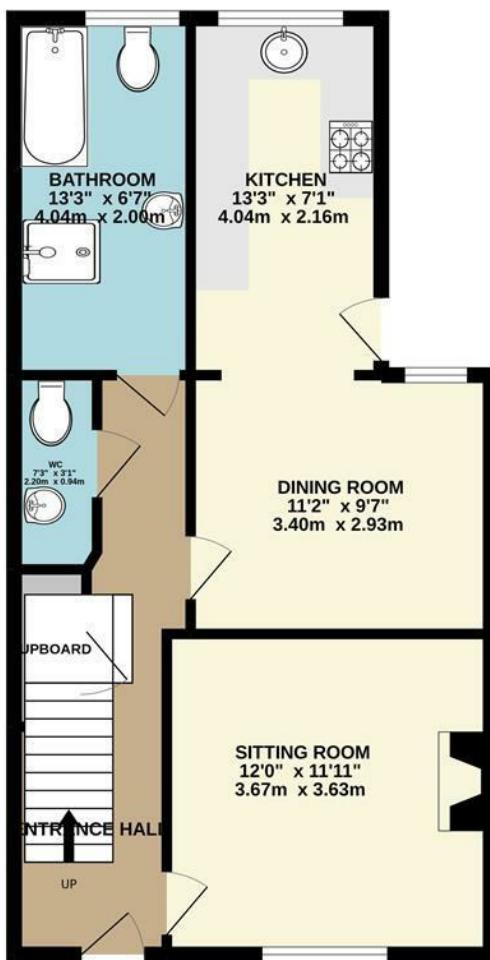
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise good on all networks

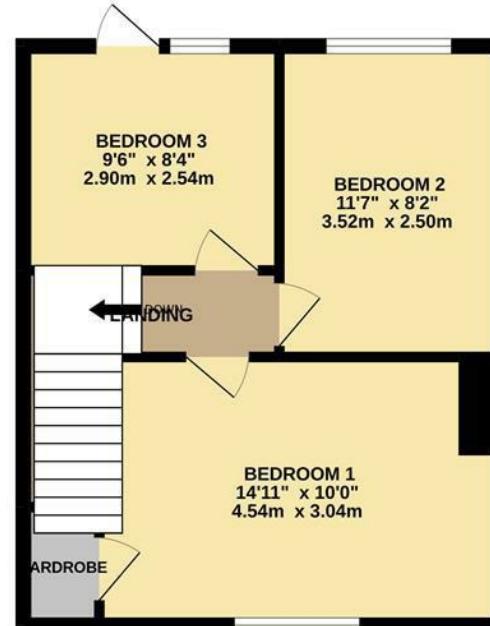
Rights of Way, Easements, Covenants – None that the vendor is aware of



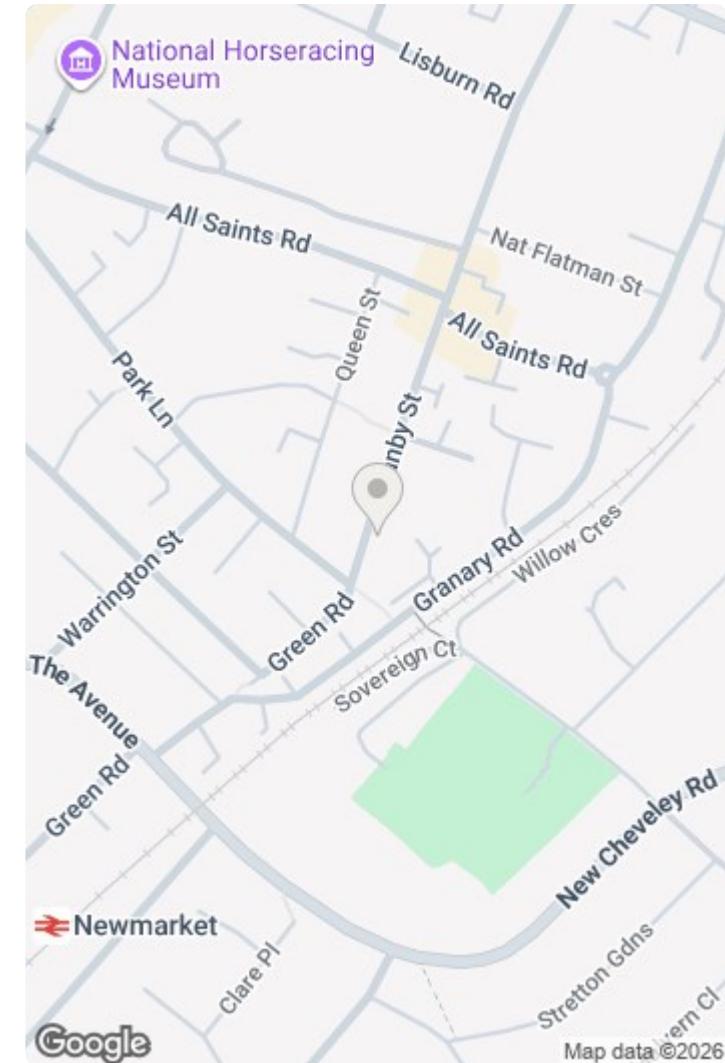
GROUND FLOOR



1ST FLOOR



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. 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	
England & Wales	

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	
England & Wales	

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 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.





