

12 Granby Street - £1,000 PCM

Newmarket Suffolk CB8 8NS

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Estate & Letting Agents



"Consistently providing outstanding service to our clients"

£1,000 PCM

The Property

Situated on Granby Street in Newmarket, this modern two bedroom end of terrace home offers well-presented accommodation arranged over two floors. The property comprises an entrance hall, fitted kitchen and a comfortable lounge/dining room, creating a practical layout for everyday living. Upstairs are two bedrooms together with a bathroom featuring a shower over the bath.

Outside, the property benefits from a pleasant enclosed rear garden and parking, while further features include gas fired heating and an EPC rating of C. Offered unfurnished at £1,000 PCM, this is a conveniently positioned home within Newmarket.

Agent's Note:

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

Features

- MODERN END OF TERRACE HOUSE
- ENTRANCE HALL, KITCHEN
- LOUNGE/ DINING ROOM
- 2 BEDROOMS
- BATHROOM WITH SHOWER OVER BATH
- UNFURNISHED, EPC C
- GAS FIRED HEATING
- ENCLOSED REAR GARDEN
- PARKING
- AVAILABLE NOW



These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

Energy Efficiency Rating	
Current	Potential
 Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (41-54) F (21-40) G (1-20)	
86	70
EU Directive 2002/91/EC England & Wales Net energy demand - higher running costs	

Sizes and dimensions are approximate, actual may vary.

