33 Granby Street, Newmarket, CB8 8EZ
A delightful 2 bedroom end of terraced house standing in a sought after location south of the town centre. The accommodation is beautifully presented and includes a sitting/dining room, a well equipped kitchen with built in appliances, a first floor bathroom and gas fired central heating. Outside includes an enclosed rear garden, off road parking and two further parking spaces available on licence.

£229,000
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.

ACCOMMODATION with approximate room sizes.

SITTING/DINING ROOM
20' 2" x 12' 0" (6.15m x 3.66m)
with entrance door, stairs to first floor, 2 radiators, built-in cupboard.

KITCHEN
20' 2" x 5' 8" (6.15m x 1.73m)
with a range of quality fitted units comprising 1.5 bowl sink unit with cupboards under, further base and wall mounted cupboards, built-in appliances including; dishwasher, tumble dryer, washing machine, oven, hob unit and extractor hood, radiator, glazed door to side.
FIRST FLOOR LANDING

BEDROOM 1
10' 7" x 8' 9" (3.24m x 2.68m)
with built-in cupboard, radiator, fitted wardrobe.

BEDROOM 2
9' 1" x 8' 7" (2.77m x 2.64m)
with radiator, access to roof space.

BATHROOM
with panelled bath, separate shower cubicle, pedestal basin, low level WC, radiator.
**OUTSIDE**
Enclosed rear garden with paved patio, tool shed and gated access to side.

Front garden with driveway/parking, flower and shrub bed.

**AGENTS NOTE**
There are 2 additional parking spaces available on licence in a nearby car park.

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**Special Notes**

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect the property unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.

3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.

4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.

5. All dimensions are approximate and floor plans are for general guidance and are not to scale.

6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.

7. These Sales Particulars do not constitute a contract or part of a contract.
The graphs below show the property’s Energy Efficiency and Environmental Impact Ratings.

**Council Tax Band:** B