

# 65 Granby Street - Offers In Excess Of £180,000

Newmarket Suffolk CB8 8EZ



*"Consistently providing outstanding service to our clients"*

# Offers In Excess Of £180,000

## The Property

This charming chain free one-bedroom ground floor apartment is ideally situated within easy walking distance of Newmarket town centre, placing shops, cafes, and amenities right on your doorstep.

Inside, the property offers a bright open-plan kitchen and living area fitted with shutters, designed for modern living and entertaining. The comfortable bedroom with fitted wardrobe and well-appointed bathroom complete the layout, making excellent use of the space.

Outside, the apartment benefits from its own allocated private parking space, a rare advantage so close to the town.

Whether you're a first-time buyer looking to get onto the property ladder or an investor seeking a strong rental opportunity, this property ticks all the boxes.

**AGENTS NOTE:** In accordance with The Property Ombudsman requirements, you are advised that a member of Shires staff (or their family members) have an interest in this property.

**AGENTS NOTE:** These photos were taken pre tenancy commenced.

## Features

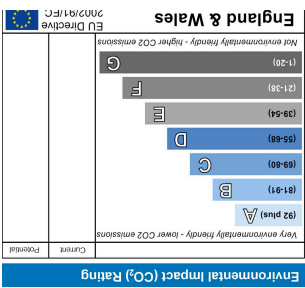
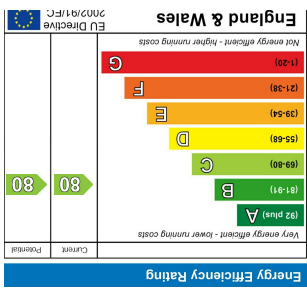
- GROUND FLOOR APARTMENT
- POPULAR TOWN LOCATION
- 1 DOUBLE BEDROOM WITH FITTED WARDROBE
- CHAIN FREE
- LARGE LIVING ROOM & DINING AREA
- APPROXIMATE SIZE - 574 SQ FT
- MODERN BATHROOM
- WALKING DISTANCE TO NEWMARKET TOWN CENTRE
- OFF ROAD PARKING
- ATTENTION INVESTORS / FIRST TIME BUYERS





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.

While every attempt has been made to ensure the accuracy of the information contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
 Made with [blueprintx.co.uk](http://blueprintx.co.uk)



Shires Residential  
 4 New Street, Mildenhall, Suffolk, IP28 7EN  
 T: 01638 712132  
 E: mildenhall@shiresstatagents.co.uk  
 www.shiresresidential.com