



80 Bill Rickaby Drive

Pocock + Shaw



80 Bill Rickaby Drive  
Newmarket  
Suffolk  
CB8 0HQ

A 2 bedroom semi-detached modern home standing in a well regarded established development north of the town centre. The property is offered with no chain and benefits from open plan ground floor accommodation with a fitted kitchen and living/dining room, a conservatory and a 1st floor bathroom. Features include a garage and off road parking and an enclosed rear garden.

Guide Price £255,000





**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 regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

### Accommodation

**Entrance Porch** with a part glazed entrance door.

**Living Room** 15'7" x 11'11" (4.75 m x 3.62 m) with stairs leading to the first floor, bow window to the front aspect.

**Kitchen/Dining Room** 11'11" x 10'8" (3.62 m x 3.26 m) with a range of fitted base and wall units, space for a free standing oven with an extractor hood over, glazed door leading to the conservatory.

**Conservatory** 11'5" x 0'0" (3.49 m x 0.00 m) A double aspect room with uPVC double glazing, integral door to the garage and a door leading to the rear garden.

### First Floor Landing

**Bedroom 1** 10'0" x 9'4" (3.05 m x 2.85 m) with built in wardrobes, airing cupboard with hot water cylinder.

**Bedroom 2** 11'10" x 6'11" (3.60 m x 2.10 m)

**Bathroom** with a bath with shower over, hand basin and low level WC, part tiled walls.

### Outside

To the front of the property is a small open plan garden and a driveway with off road parking.

**Garage** to the side with a metal up and over door to the front and a pedestrian door to the conservatory.

**Rear garden** laid to lawn and with a paved patio area.

**Tenure** The property is freehold.

### Services

Mains water, gas, drainage and electricity are connected.

The property is/is not in an conservation area.

The property is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 7Mbps, Superfast 44Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available.

EPC: C

**Council Tax** C West Suffolk District Council

**Viewing** By Arrangement with Pocock + Shaw PBS

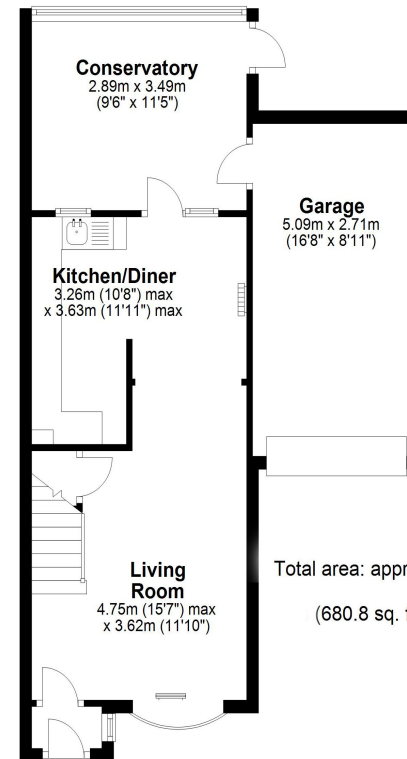






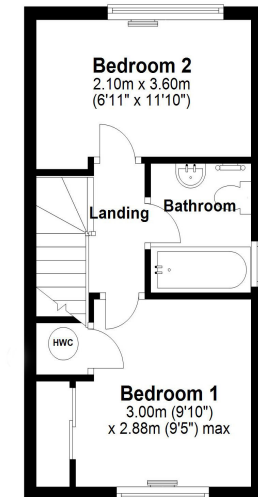
### Ground Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



### First Floor

Approx. 25.3 sq. metres (272.7 sq. feet)



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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