



Bill Rickaby Drive, Newmarket, Suffolk

Pocock + Shaw



85 Bill Rickaby Drive  
Newmarket  
Suffolk  
CB8 0HG

A much improved and updated three bedroom semi-detached house situated within a popular development just to the north of the town centre.

Guide Price £310,000





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

**The Property** This semi detached house has just recently undergone a substantial program of improvements including a refitting the kitchen and bathroom, replacement of the windows with UPVC double glazing and re decorating through out and new flooring last year. The property offers well designed accommodation complimented by a good sized garden, off road parking and a single garage. With the benefit of a gas fired radiator heating system in detail the accommodation includes:-

## Ground Floor

**Entrance Porch** With a UPVC front door, window and door to :

**Sitting Room** 5.38m (17'8") max x 3.80m (12'6")  
With a UPVC window to the rear, radiator, stairs to the first floor, built in low level storage cupboard.

**Re fitted Kitchen/Dining Room** 4.53m (14'10") max x 3.29m (10'10")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge, gas and electric point for cooker, UPVC window to the front and rear, radiator, tiled flooring, storage cupboard housing the gas fired boiler, door to the garden.

## First Floor

**Landing** With a UPVC window to the front, access to loft space.

**Bedroom 1** 3.88m (12'9") x 2.59m (8'6")  
With a UPVC window to the rear, radiator.

**Bedroom 2** 3.26m (10'8") x 2.53m (8'4")  
With a UPVC window to the rear, radiator.

**Bedroom 3** 2.76m (9'1") x 1.82m (6')  
With a UPVC window to the front, radiator, built in storage cupboard.

**Bathroom** Fitted with three piece suite comprising bath with independent shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, UPVC window to front, radiator, door to Storage cupboard.

**Outside** Enclosed garden laid to lawn with patio area, shrubs and trees and side gate. Driveway offering parking and access to a single garage with an up and over door.

**Services** Mains water, gas drainage and electricity are connected.

**Tenure** The property is freehold.

**Council tax** C West Suffolk.

## 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.

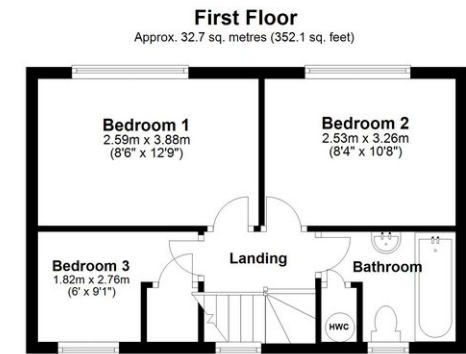
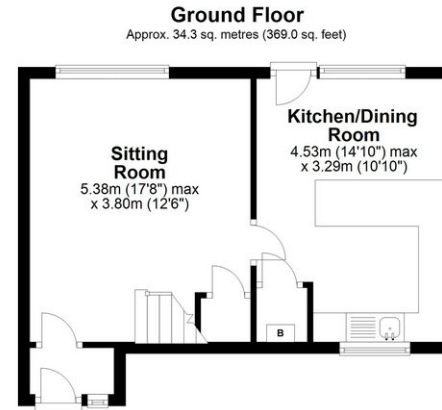
The property has a registered title.

Internet connection, basic: 18Mbps, Ultrafast: 57Mbps. Mobile phone coverage by the four major carriers available.

EPC: C

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





Total area: approx. 67.0 sq. metres (721.1 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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