



Bill Rickaby Drive, Newmarket CB8 0HQ

welcome to

Bill Rickaby Drive, Newmarket

A well presented semi-detached house located within a popular residential area offering well proportioned accommodation throughout including the addition of a conservatory. Ideal first time purchase.

Entrance Porch

With double glazed window to side and door to:

Living Room

15' 5" max x 11' 10" max (4.70m max x 3.61m max)

With radiator, stairs leading to first floor, under stair storage alcove, double glazed bow window to front, double glazed window to side and archway to:

Kitchen

11' 10" max x 10' 8" max (3.61m max x 3.25m max)

With a fitted range of Shaker style base units and drawers, matching wall units, inset one and half bowl stainless steel sink and drainer unit, built in under oven with gas hob and chimney style extractor over, spaces for washing machine, fridge/freezer and slimline dishwasher, wall mounted boiler enclosed in wall unit, radiator, double glazed window to rear and double glazed door to:

Conservatory

8' 6" max x 9' 6" max (2.59m max x 2.90m max)

UPVC construction on a brick base, double glazed windows to all sides, double glazed double doors to side and radiator.





First Floor Landing

With loft access and doors to:

Bedroom 1

11' 11" max x 9' 10" max (3.63m max x 3.00m max)

With radiator, built in storage cupboard over stairs and double glazed window to front aspect.

Bedroom 2

11' 10" x 6' 11" (3.61m x 2.11m)

With radiator and double glazed window to rear aspect.

Bathroom

Fitted with a suite comprising bath with shower over and glass shower screen, low level w.c, vanity wash hand basin with storage beneath, part tiled, towel ladder radiator and obscured double glazed window to side.



Outside

To the front of the property there is a single garage with a driveway to the front. The remainder of the front garden is laid to a circular paved area surrounded by artificial grass and a pathway leading to the rear garden.

The rear garden is presented for ease of maintenance being laid to a paved patio area with the remainder being laid to artificial grass and enclosed by fencing.



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Bill Rickaby Drive, Newmarket

- Ideal First Time Purchase
- Addition of a Conservatory
- Two Bedrooms
- Popular Residential Area
- Excellent Transport Links

Tenure: Freehold

EPC Rating: D

Council Tax Band: C

offers over

£260,000



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
NMT104103 - 0003

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