



Bill Rickaby Drive
Newmarket, Suffolk CB8 0HG
Guide Price £295,000

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A rather special semi-detached family home enjoying a lovely south facing garden and set within easy reach of the town centre and all local amenities.

Formerly a three bedroom, this property has been cleverly reconfigured to offer some superb accommodation over both floors. Boasting spacious living room, kitchen/dining room, two superb double bedrooms both with built in wardrobes and a refitted bathroom. Benefiting from gas heating and double glazing.

Externally the property offers a driveway, garage and a delightful garden offering a good degree of privacy.

Outstanding property – viewing recommended.

Council Tax C (West Suffolk)
EPC (C)

Accommodation Details:

Front door leading through to:

Porch

With window to the front aspect, coat hanging space, access and door leading through to:

Living Room 12'5" x 14'7" (3.79 x 4.46)

With TV connection, radiator, staircase rising to the first floor, window to the rear aspect and opening through to the:

Kitchen/Breakfast Room 11'1" x 14'7" (3.39 x 4.46)

Fitted with a range of both eye and base level storage units with working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, oven with four-ring gas hob, integrated fridge/freezer and dishwasher, space and plumbing for a washing machine. Storage cupboard, tiled flooring, radiator, window and external door to the rear aspect.

First Floor Landing

With access to loft space and door leading through to:

Bedroom 1 9'1" x 14'7" (2.77 x 4.46)

With window to the rear aspect, built in wardrobes, radiator.

Bedroom 2 10'9" x 8'5" (3.29 x 2.59)

With window to the front aspect, built in wardrobes, radiator.

Bathroom 7'6" x 6'1" (2.29 x 1.87)

Three piece suite comprising of a low level WC, pedestal wash basin, p-shaped bath with wall mounted shower and obscured window to the front aspect.

Outside - Rear

Fully enclosed rear garden predominantly laid to lawn with borders containing a variety of mature plants/shrubs, paved seating/patio area with timber pergola over, step up to raised area at the rear with mature trees.

Outside - Front

With gated access to rear garden, parking to the side leading to:

Property Information:

Maintenance fee - N/A

EPC - C

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Semi-Detached

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 66SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources -Gas

Broadband Connected - yes

Broadband Type – Ultrafast

available, Max 1000Mbps

download, 220Mbps upload

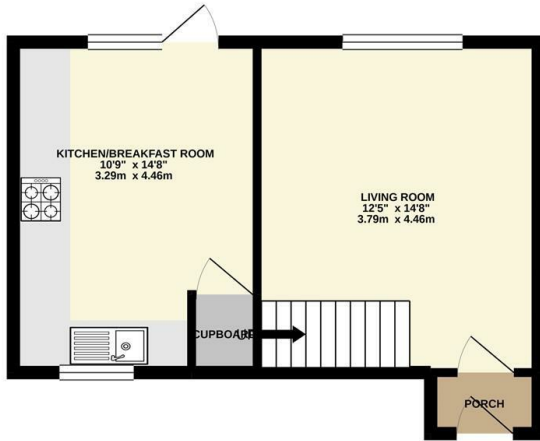
Mobile Signal/Coverage – Good

Rights of Way, Easements,

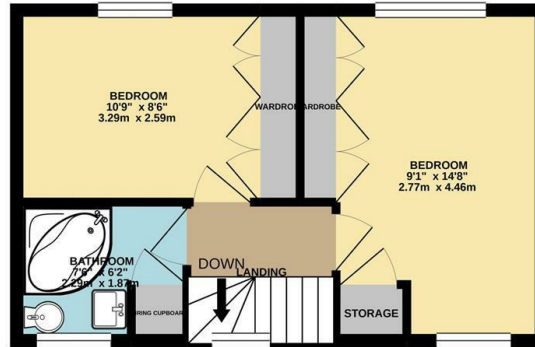
Covenants – None that the vendor is aware of.



GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.

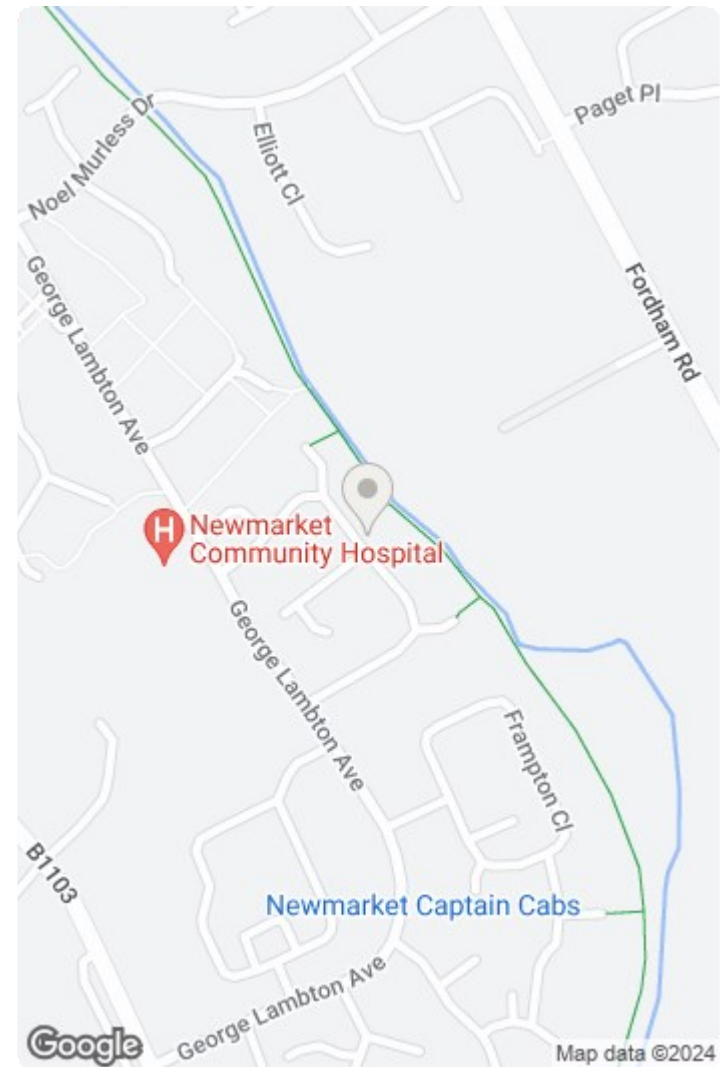


1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	87		
<p>Very energy efficient - lower running costs</p> <p>A (91-100)</p> <p>B (81-90)</p> <p>C (69-80)</p> <p>D (54-68)</p> <p>E (39-53)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A (91-100)</p> <p>B (81-90)</p> <p>C (69-80)</p> <p>D (54-68)</p> <p>E (39-53)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

