



Bill Rickaby Drive, Newmarket, Suffolk

Pocock + Shaw

21 Bill Rickaby Drive
Newmarket
Suffolk
CB8 0HG

A modern three-bedroom link-detached home occupying a generous corner position, offering excellent potential for updating and personalisation. Available with no onward chain, the property features a spacious open-plan living and dining room and a ground floor cloakroom. Outside, there is a private, partly walled rear garden, together with a garage and off-road parking.

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, an 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.

Accommodation

Entrance hall with a part glazed entrance door.

Cloakroom with a hand basin and low level WC.

Living room a double aspect room with a bay window to the side, opening to;

Dining room with stairs leading to the first floor, pair of French doors leading to the garden.

Kitchen with a range of fitted base and wall mounted units, worktops with recessed sink and drainer, space for a free standing oven, wall mounted gas fired combination boiler.

First floor

Landing with a built in cupboard.

Bedroom 1 a double aspect room with windows to the side and rear.

Bedroom 2 a double aspect room with windows to the front and side.

Bedroom 3 with a window to the rear.

Shower room with a corner shower cubicle, hand basin and low level WC.

Outside The property stands in a corner plot with an open-plan front garden.

A shared driveway leads around to a parking space and a GARAGE with an up and over door to the front, light and power and a pedestrian door to the side.

At the rear is a private part walled garden with a paved area, established shrubs and a gated access to the side.

Services and tenure

Tenure The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 22Mbps, Superfast 66Mbps, Ultrafast: 1800Mbps.

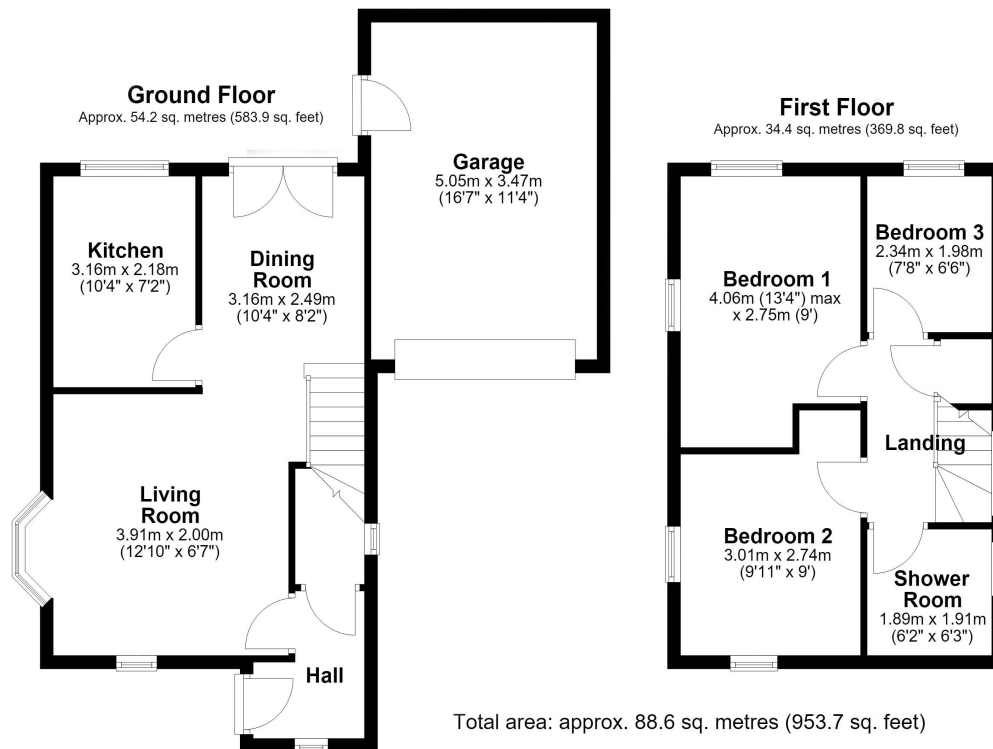
Mobile phone coverage by the four major carriers available.

EPC: D

Council Tax D West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS





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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