



Bill Rickaby Drive, Newmarket

Pocock + Shaw

48 Bill Rickaby Drive
Newmarket
CB8 0HQ

A modern 3 bedroom semi detached house attractively situated in an established residential cul-de-sac just to the north of the town centre and close to a range of leisure and shopping facilities. The property is offered with NO CHAIN and benefits from an open plan fitted kitchen and dining room, a separate living room and an entrance porch. Features include an attached garage, a driveway and an enclosed south facing garden.

Guide Price £315,000



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 porch with a part glazed door and window to the front aspect,

Living room with wood effect flooring, stairs leading to the first floor.

Kitchen/dining room a double aspect room with a range of fitted base and wall mounted units, worktops with recessed sink and drainer and tiled splash backs, space for a free standing oven with extractor hood over, cupboard housing the gas fired boiler, half glazed door to the rear garden.

First floor

Landing

Bedroom 1 with a window overlooking the rear garden.

Bedroom 2 with a window overlooking the rear garden.

Bedroom 3 with a built in cupboard.

Bathroom with bath with shower over, hand basin and low level WC, airing cupboard with a hot water cylinder.

Outside The property stands at the head of an established residential cul-de-sac with an open plan front garden laid to lawn, a paved pathway leading to the front entrance door and a driveway with parking for 2 vehicles.

GARAGE with an up and over door to the front, light and power and a pedestrian door leading to an enclosed rear garden laid to lawn and with a paved patio area.

Agents' note The property is currently tenanted and the photographs are representative of the presentation prior to the tenancy commencing.

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: 7Mbps, Superfast 47Mbps Ultrafast: 1800Mbps.

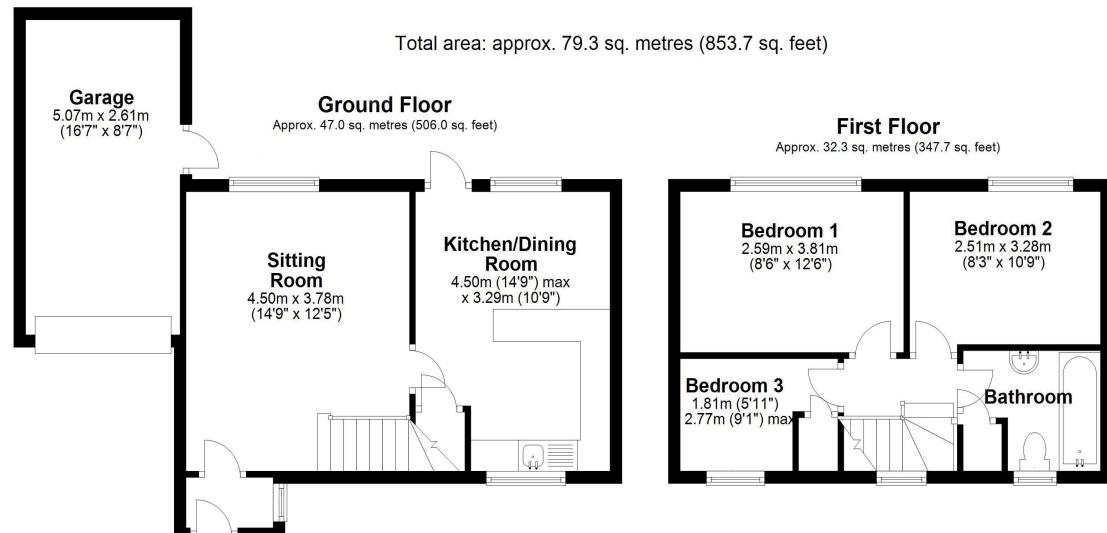
Mobile phone coverage by the four major carriers available.

EPC: C

Council Tax C West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS





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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

