



Bill Rickaby Drive, Newmarket, CB8 0HQ



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Newmarket,
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A 2 bedroom semi detached house with garage and enclosed rear garden. The accommodation includes a sitting room, kitchen, bathroom, gas central heating and double glazing. EPC: D, Council Tax Band: C

LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.



£1,200 PCM



**PORCH**

with a glazed entrance door, window to side aspect, door leading through to:

LIVING ROOM

with bay window to the front aspect, radiator, stairs leading to the first floor with under stairs storage cupboard.

KITCHEN/DINING ROOM

The kitchen comprises a range of fitted wall and base units with work surfaces over, inset stainless steel sink with mixer tap and drainer, washing machine, space for oven and space for fridge/freezer, tiled splashbacks, wall mounted Vaillant boiler, radiator, glazed window to the rear aspect and door leading to the garden.

FIRST FLOOR LANDING**BEDROOM 1**

with a double glazed window to the front aspect, recess wardrobe with hanging rails, over stairs further storage cupboard.

BEDROOM 2

with a glazed window to the rear aspect, radiator.

BATHROOM

With a white suite comprising a panelled bath with tiled surround and wall mounted directional shower, low level

WC with concealed flush, hand wash basin with tiled splashbacks, radiator, privacy window to the side aspect.

OUTSIDE

The property is approached via a paved driveway with parking for a vehicle.

Enclosed garden to the rear mainly laid to lawn with a paved patio surrounded by well established shrub borders.

GARAGE

with a wooden up and over door.

Letting Agents Notes

Deposit - £1384.00

Holding Deposit - £276.00

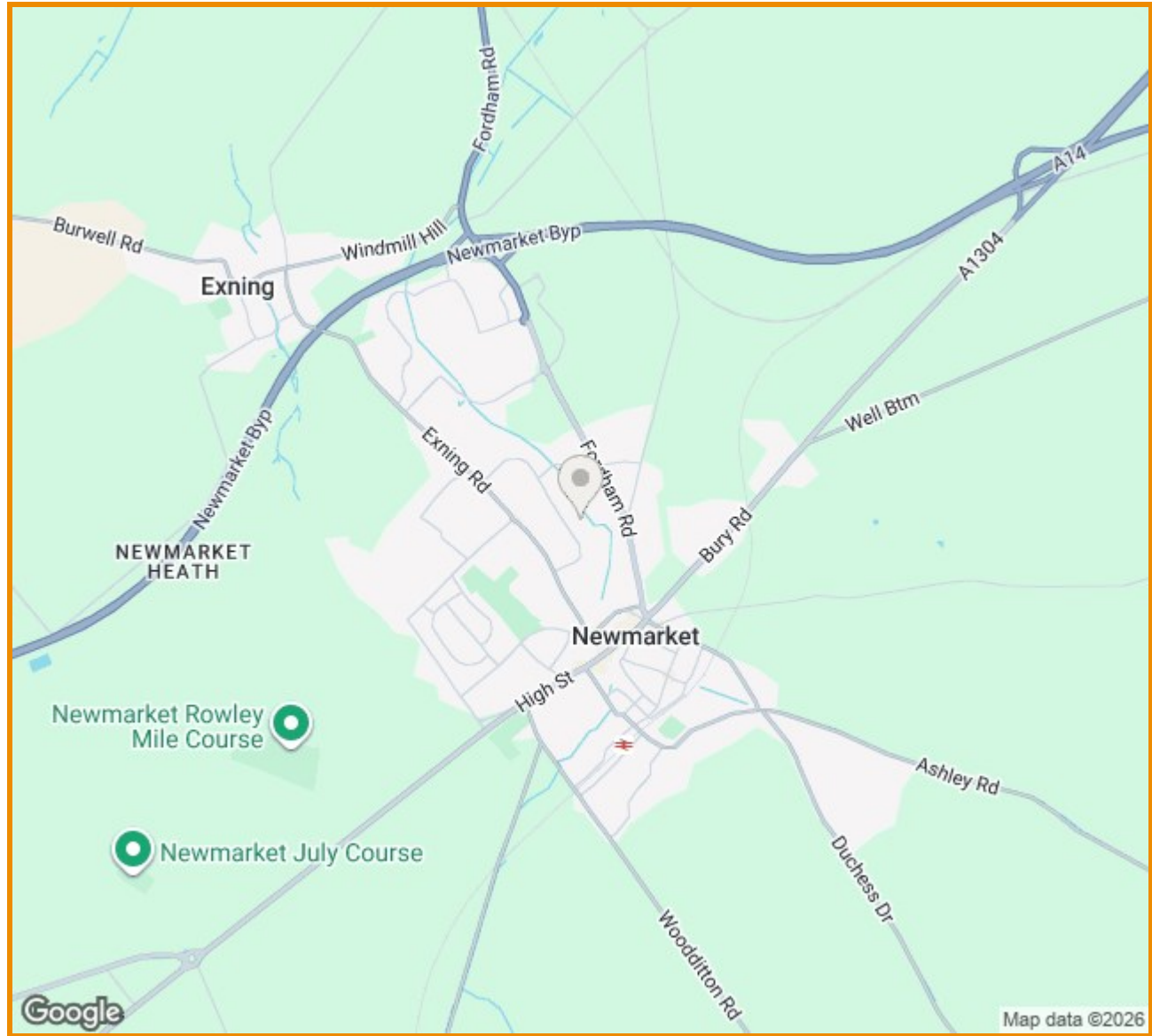
Square Footage - 559.723

For more information on this property please refer to the Material Information brochure on our Website.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,200 PCM
 Council Tax Band - C
 Local Authority - West Suffolk Council



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.