



Bill Rickaby Drive, Newmarket, CB8 0HG

**CHEFFINS**



## Bill Rickaby Drive

Newmarket,  
CB8 0HG

A well presented modern 2 bedroom semi-detached house standing in an established residential development. The property benefits from a sitting room, a fitted kitchen/dining room and first floor bathroom. Additional features include gas central heating, enclosed rear garden and parking. EPC: C, Council Tax Band: C. Available November 2025.

### 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.

2 1 1

£1,200 PCM





## Entrance Porch

### Sitting Room

with laminate flooring, bay window to front and window to side, radiator, stairs to first floor.

### Kitchen / Dining Room

with base and wall mounted cupboards, double electric oven, gas hob with extractor hood over, tiled splash backs, sink and drainer with mixer tap, integrated fridge and freezer, laminate flooring, window to rear, door to rear.

## Stairs and Landing

### Bedroom 1

with built in wardrobes, further storage cupboard, window to front, radiator.

### Bedroom 2

with window to rear, radiator.

### Bathroom

with WC in concealed cistern with storage, panelled bath with shower over, basin in vanity unit with mirror over, heated towel rail, tiled flooring, window to rear.

## Outside

The front garden is neatly presented with a small, well-kept lawn bordered by a low wooden picket fence and attractive mixed shrubs. A paved pathway leads up to the front door, which is sheltered by a covered porch area.

The well maintained rear garden is mainly laid to lawn with a wooden decking area and raised planters, a range of mature shrubs with decorative slate chippings and a tree.

PARKING (the garage is not included)

## Letting Agents Notes

Deposit - £1384.00

Holding Deposit - £276.00

EPC - C

Square Footage - 570.487

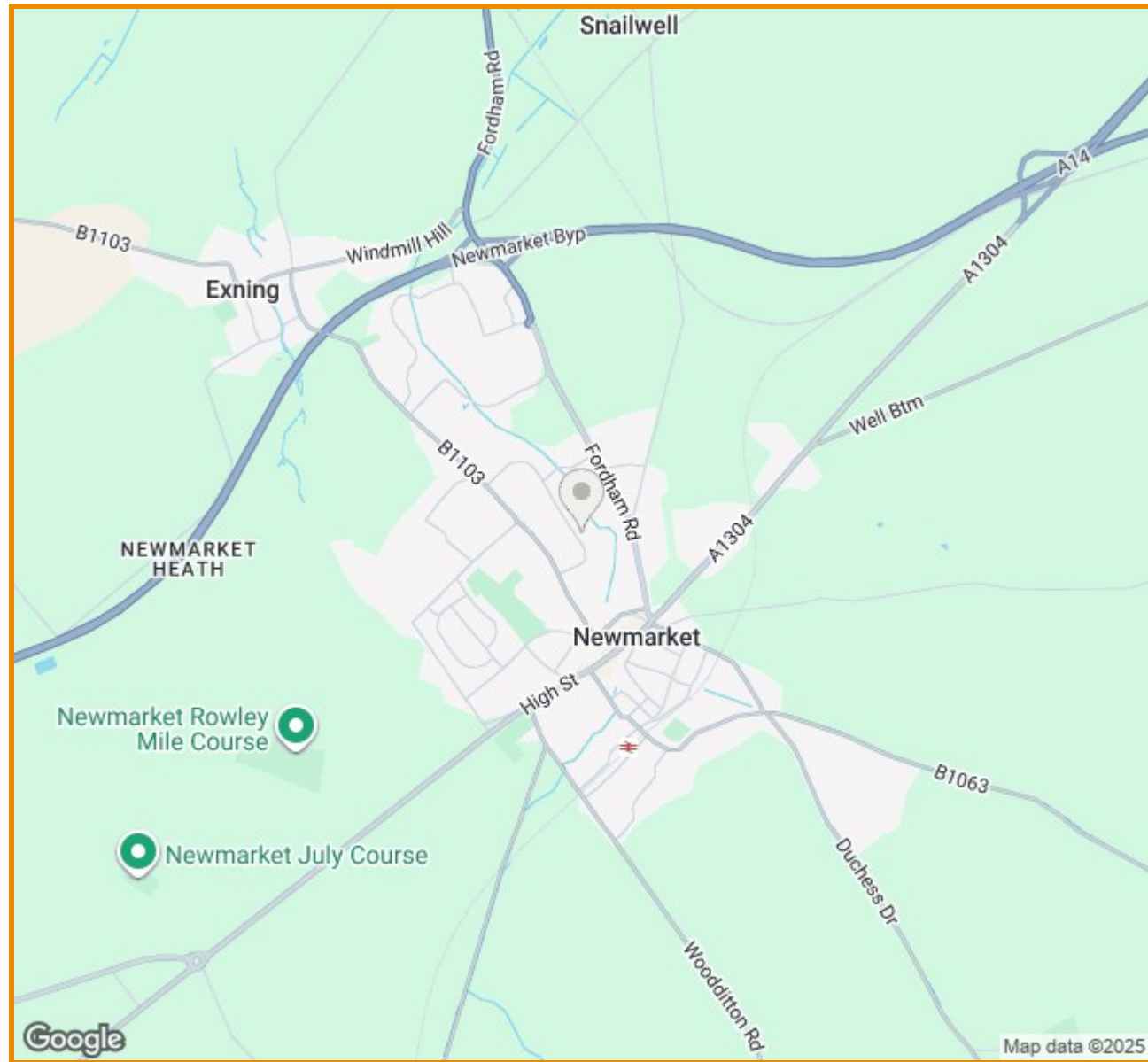
For more information on this property please refer to the Material Information brochure on our Website.





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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



Agents note:  
[For more information on this property please refer to the Material Information Brochure on our website.](#)

2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

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.

