



Bill Rickaby Drive, Newmarket, CB8 0HG

CHEFFINS

## Bill Rickaby Drive

Newmarket,  
CB8 0HG

- 3 Bedrooms
- Well Equipped Fitted Kitchen
- Modern First Floor Bathroom
- Enclosed Rear Garden
- Corner Plot
- Garage & Driveway
- NO CHAIN

A 3 bedroom semi-detached house set in a corner plot and located in a private cul-de-sac. The property is offered with NO CHAIN and benefits from a living room overlooking the enclosed rear garden, a well-equipped fitted kitchen, a modern first floor bathroom and a garage with driveway parking for one car. Viewing Recommended.

3 1 1

**Guide Price £300,000**





## 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.

## ENTRANCE HALL

with a double glazed entrance door, laminate flooring, radiator, stairs leading to the first floor, under stairs storage cupboard.

## KITCHEN

with a range of matching wall and base units with work surfaces over, sink, space and plumbing for appliances, built-in electric Samsung oven with Induction hob and extractor hood over, tiled splashbacks, laminate flooring, radiator, double glazed window to the rear aspect.

## LIVING ROOM

with laminate flooring, a double glazed window to the rear aspect and a glazed door opening onto the rear garden.

## FIRST FLOOR

## LANDING

with a loft hatch.

## BEDROOM 1

A dual aspect room with double glazed windows to the side and rear aspects, radiator.

## BEDROOM 2

with a radiator and a double glazed window to the rear aspect.

## BEDROOM 3

with a radiator and a double glazed window to the rear aspect.

## BATHROOM

with a refitted suite comprising a low level WC, vanity wash hand basin, side panel bath with shower over, heated towel rail, tiled walls and tiled flooring, inset spotlights, storage cupboard housing the combination boiler, double glazed window to the front aspect.

## OUTSIDE

The front of the property is accessed via a shared driveway, allowing space for 1 car to be parked in front of the garage.

The property is situated on a corner plot which is mainly laid to lawn with mature flower bed borders and gated access.

## GARAGE

with an up and over door, rear pedestrian access, power and light.

## Sales Agents Notes

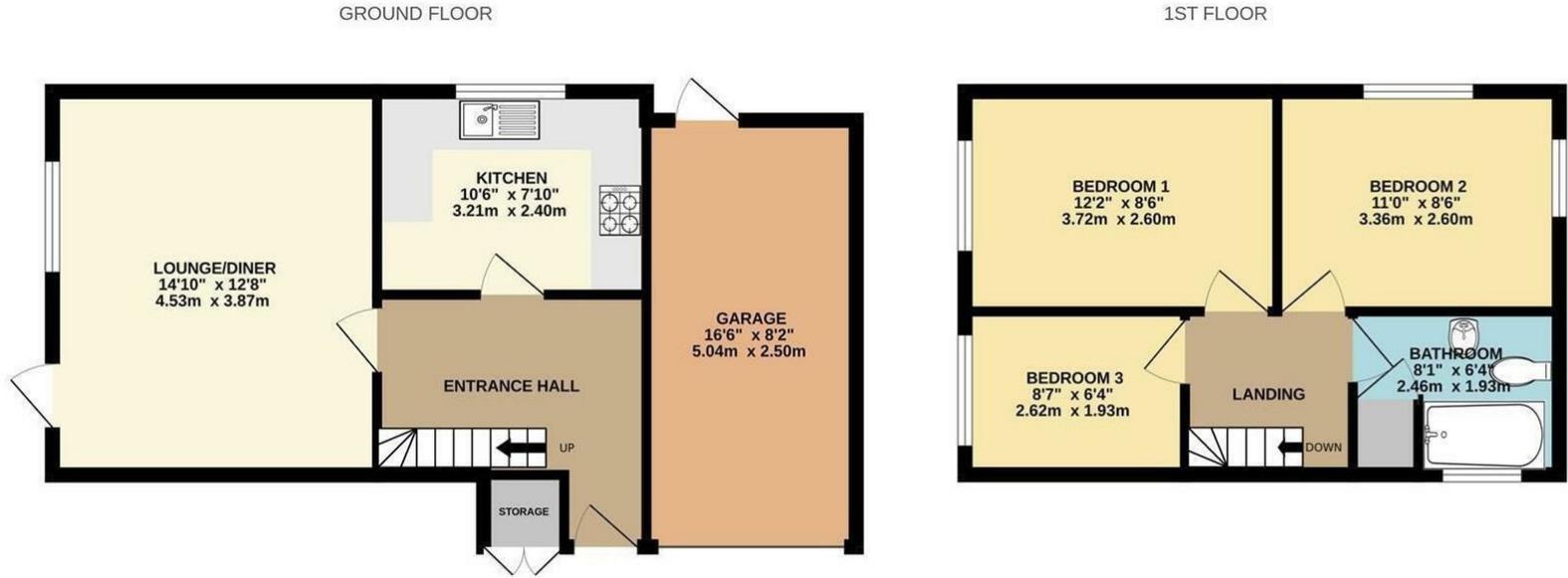
Please note the maintenance of the driveway is shared between the properties in the cul-de-sac.

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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
		<b>71</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.  
Made with Metropix ©2024

Guide Price £300,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - West Suffolk

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Black Bear Court High Street, Newmarket, 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.

