

pocock & shaw

Residential sales, lettings & management



85 Bill Rickaby Drive,
Newmarket,
Suffolk ,CB8 0HG

A much improved and updated
three bedroom semi-detached
house situated within a popular
development just to the north of
the town centre.

No Chain

EPC: C

Guide Price: £310,000



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 Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

This semi detached house has just recently undergone a substantial program of improvements including a new kitchen and bathroom, re decorating through out and new flooring. The property offers well designed accommodation complimented by a good sized garden, off road parking and a single garage. With the benefit of a gas fired radiator heating system in detail the accommodation includes:-

Ground Floor

Entrance Porch

With a front door, window and door to :

Sitting Room 5.38m (17'8") max x 3.80m (12'6")

With a window to the rear, radiator, stairs to the first floor, built in low level storage cupboard.

Refitted Kitchen/Dining Room 4.53m (14'10") max x 3.29m (10'10")

Fitted with a range of base and eye level units

with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge, gas and electric point for cooker, window to the front and rear, radiator, tiled flooring, storage cupboard housing the gas fired boiler, door to the garden.

First Floor

Landing

With a window to the front, access to loft space.

Bedroom 1 3.88m (12'9") x 2.59m (8'6")

With a window to the rear, radiator.

Bedroom 2 3.26m (10'8") x 2.53m (8'4")

With a window to the rear, radiator.

Bedroom 3 2.76m (9'1") x 1.82m (6')

With a window to the front, radiator, built in storage cupboard.

Bathroom

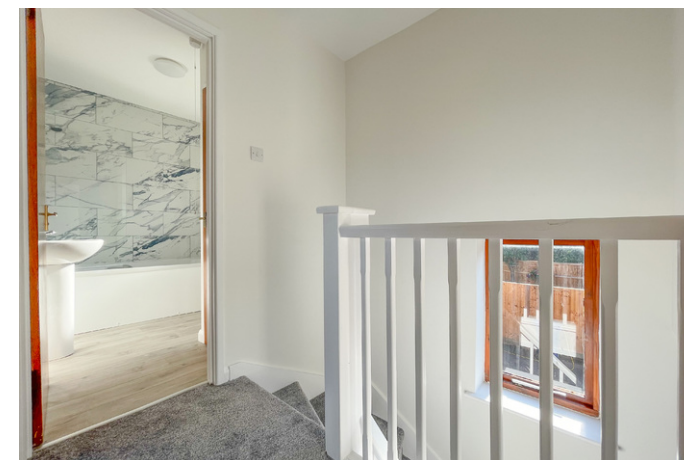
Fitted with three piece suite comprising bath with independent shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, window to front, radiator, door to Storage cupboard.

Outside

Enclosed garden laid to lawn with patio area, shrubs and trees and side gate. Driveway offering parking and access to a single garage with an up and over door.

Services

Mains water, gas drainage and electricity are connected.



Tenure The property is freehold.

Council Tax Band: C West Suffolk.

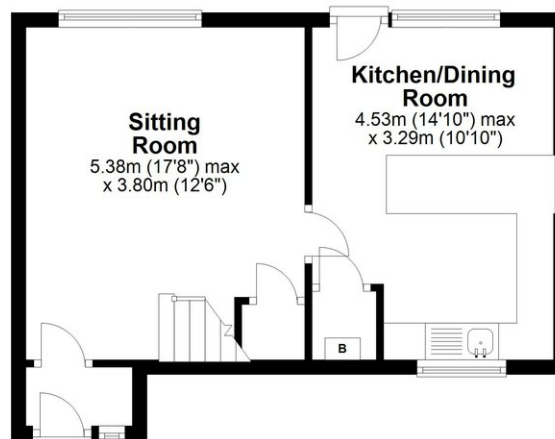
Viewing

Strictly by arrangement with Pocock & Shaw.



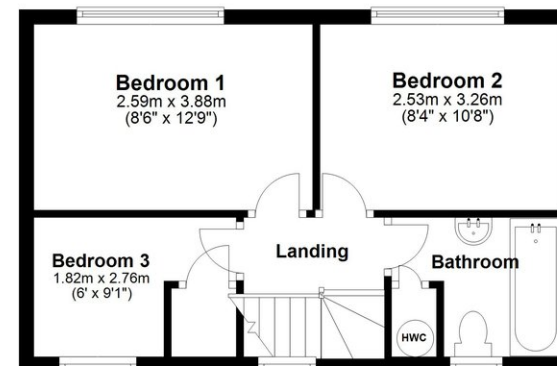
Ground Floor

Approx. 34.3 sq. metres (369.0 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.1 sq. feet)



Total area: approx. 67.0 sq. metres (721.1 sq. feet)



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An independent firm with five local offices and London marketing via the Mayfair Office

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