

Bill Rickaby Drive, Newmarket, CB8 0HQ

CHEFFINS

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Newmarket,
CB8 0HQ

2 1 1

£1,250 PCM



An extended 2 bedroom semi-detached property attractively situated at the head of an established cul-de-sac in a popular residential area. The property is superbly presented and benefits from a double aspect open plan fitted kitchen and dining room, a separate sitting room and 2 double bedrooms and a 1st floor bathroom. Additional features include an established garden, gas central heating and a garage and parking. EPC Rating: C. Council Tax Band: B

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 part glazed entrance door, laminate flooring, window to the side aspect.

Sitting Room
with stairs leading to the first floor, radiator, window to the side aspect and bay window to the front.

Kitchen / Dining Room
with a range of modern fitted units comprising 1 1/2 bowl ceramic sink and drainer with mixer tap, fitted base and wall units, worktops and tiled splashbacks, integrated stainless steel double oven and grill with 4-burner gas hob and extractor hood, breakfast bar, space and plumbing for washing machine, wood laminate flooring in kitchen area and tiled flooring with under floor heating in the dining area, recessed ceiling spotlights, pair of glazed doors leading from sitting room, further pair of French doors leading to rear garden, Velux window to the rear and a further window to side aspect.

FIRST FLOOR

Landing
with access to roof space.

Bedroom 1
with a double built in wardrobe with mirrored sliding doors, storage cupboard, radiator, window to the front aspect.

Bedroom 2
with radiator, window to the rear aspect.

Bathroom
with a modern suite comprising panelled bath with mixer tap and shower over, pedestal hand basin and low level WC, ladder style heated towel rail, part tiled walls, wall mounted illuminated mirror, extractor fan, window to the side aspect.

OUTSIDE
FRONT GARDEN laid to lawn with a paved pathway to the front door. GARAGE with a metal up and over door, light and power.

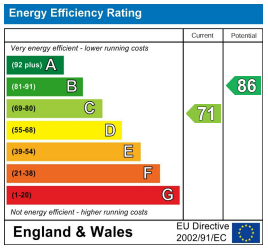
ENCLOSED REAR GARDEN laid to lawn with established trees, outside light and outside tap, pedestrian access to the side.

AGENTS' NOTE
The gas-fired combination boiler is located in the loft space.

Letting Agents Notes
Deposit - £1442.00
Holding Deposit - £288.00
EPC - C
Council Tax - B
Square Footage - 624.307



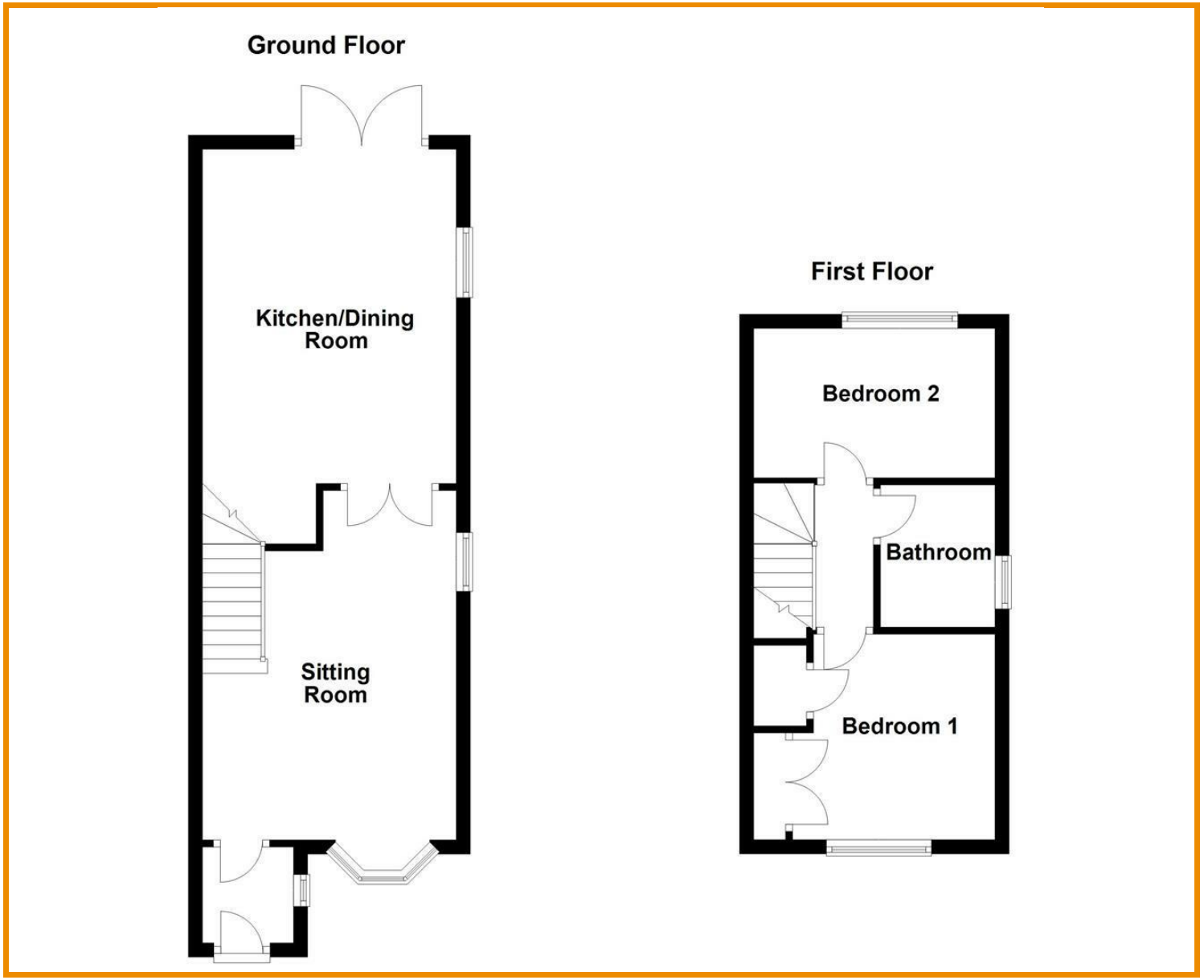




£1,250 PCM

Council Tax Band - B

Local Authority - West Suffolk



Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.