



St Johns Mews | Bury St Edmunds | IP33 1AL

£1050 pcm

TOWN CENTRE LOCATION! Available now is this two bedroom bungalow tucked off St Johns Street with kitchen, living room and private courtyard garden. Great location for amenities and train station.

- Available April
- Town Centre Location
- Walking Distance To Train Station
- Two Bedrooms
- Private Courtyard Garden
- Gas Central Heating

Approximate Room Sizes

ENTRANCE HALL

LOUNGE/DINER 13' 10" x 11' 10" (4.24m x 3.62m) French doors opening out into the patioed courtyard garden. Double glazed windows looking out into the rear garden.

KITCHEN 10' 5" x 4' 10" (3.2m x 1.49m) The kitchen allows space for a freestanding fridge/freezer and washing machine. It contains an integrated slimline dishwasher, integrated oven with electric hob.

BATHROOM Tiled floor, wall mounted toilet, pedestal sink, bath with shower attachment and radiator.

BEDROOM ONE 13' 2" x 9' 8" x 9' 7" (4.03m x 2.96m x 2.93m) Double bedroom with double glazed window, radiator.

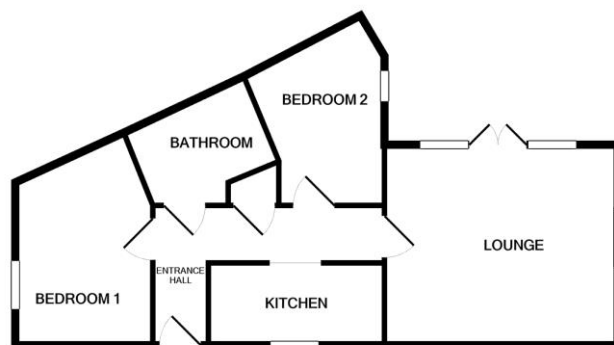
BEDROOM TWO Irregular Shaped Room Single sized room with double glazed window facing out into the garden.

OUTSIDE South West facing garden. To the side and rear, the gardens are laid with patio creating a good sized courtyard and raised flower beds. Access to the garden via side gate.

Local Authority – West Suffolk Council

Council Tax Band – A

Post Code – IP33 1AL



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2020



Contact Details

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			92
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			93
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

