



Daisy Avenue | Bury St Edmunds | IP32 7PH

£1,350 pcm

POPULAR LOCATION! 3 double bedroom home on Moreton Hall, within walking distance of schools and amenities. This home has recently been modernised by the current Landlords and boasts a lovely size kitchen/diner, utility room, cloakroom, ample plug sockets, ensuite to master, garden, garage & parking.

- 3 Double Bedrooms
- Garage & Parking
- Walking Distance To Schools
- Cloakroom
- Utility Room
- 16 Miles from RAF Lakenheath & RAF Mildenhall
- Easy Access To A14

Approximate Room Sizes

ENTRANCE HALL Stairs ascending, doors to rooms, radiator
CLOAKROOM W/C, Pedestal wash hand basin with splashback, radiator

DINING ROOM 10' 0" x 9' 9" (3.07m x 2.99m) Double glazed window to front, radiator, arch leading to the kitchen

KITCHEN 8' 9" x 9' 9" (2.69m x 2.99m) Double glazed window to rear, range of wall and base units with work surfaces over incorporating electric hob with extractor over, eye level double oven, built in fridge/freezer, stainless steel sink

LIVING ROOM 19' 5" x 10' 10" (5.92m x 3.31m) Double glazed window to front, french doors to rear, gas fire with surround, two radiators

UTILITY ROOM 6' 2" x 9' 1" (1.88m x 2.77m) Double glazed door to rear, work surfaces with cupboards beneath, spaces for washing machine and tumble dryer, wall mounted gas boiler

LANDING Double glazed window to rear, doors to rooms

MASTER BEDROOM 12' 8" x 11' 9" (3.87m x 3.59m) Double glazed window to front, radiator, two built in wardrobes

ENSUITE Double glazed window to rear, W/C, pedestal wash hand basin, fully tiled shower cubicle, radiator

BEDROOM 2 18' 2" x 12' 5" (5.54m x 3.79m) Double glazed windows to front and rear, radiator, and two built in wardrobes

BEDROOM 3 11' 1" x 11' 3" (3.40m x 3.43m) Double glazed window to front, radiator, two built in wardrobes

BATHROOM Double glazed window to rear, W/C, wash hand basin, bath with shower over, radiator

OUTSIDE The rear garden commences with paved patio area, gate to side, remainder of the garden is laid to lawn with shrub borders.

Garage with up and over door, power and lighting, and personal door leading to the garden. Parking space in front of garage.

Agents Note *(All fees are inclusive of VAT)*

- Excellent references will be required by anyone renting through Bychoice
- A deposit equal to five weeks rent will be required
- A holding deposit equal to one weeks rent will be required on application

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority – West Suffolk Council

Council Tax Band – D

Post Code – IP32 7PH

Services – Gas Central Heating, Mains Drainage



For identification only - Not to scale
 (c) Visual Floor Planner



Contact Details

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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

