



## Harrier Way, Bury St. Edmunds, IP28 8FB

Rent - £1,150 PCM      Deposit - £1,326

A well-presented and modern two-bedroom property ideally situated within easy reach of RAF Mildenhall, the home benefits from kitchen/diner, lounge, 1.5 bath, garden and off road parking.

- SEMI DETACHED HOUSE
- 2 BEDROOMS
- OPEN PLAN KITCHEN/DINER
- FAMILY BATHROOM & DOWNSTAIRS UTILITY
- ENCLOSED REAR GARDEN & OFF ROAD PARKING
- CLOSE TO RAF MILDENHALL
- OIL HEATING & ENERGY RATING - D
- APPROXIMATE SIZE - 828 SQFT
- COUNCIL TAX BAND - B
- AVAILABLE EARLY MARCH



Council Tax Band: B - EPC Rating: D 61

GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



Henleys  
Independent Estate Agent

TOTAL FLOOR AREA: 793 sq.ft. (73.7 sq.m.) approx.

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.  
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