4 New Street, Mildenhall, Suffolk, IP28 7EN
Tel: 01638 712132
mildenhall@shiresestateagents.co.uk
www.shiresresidential.com

shires
Estate & Letting Agents



King Street, Bury St. Edmunds, IP28 7ET

Rent - £1,175 PCM Deposit - £1,355

A well-located three-bedroom terraced home, ideal for access to the town centre and nearby RAF bases. This inviting property offers three bedrooms and a family bathroom, alongside a well-appointed kitchen, leading onto an additional utility porch at the rear. The lounge includes a charming brick-effect fireplace with mantel, while the dining area benefits from a built-in hutch for added storage and character.
Externally, there's an enclosed rear garden, plus the convenience of parking and a garage. A great opportunity for those seeking a comfortable and practical home in a convenient location.
Please note a new boiler has been installed this year. The current EPC rating doesn't reflect this yet.

- TERRACED HOUSE
- 3 BEDROOMS
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- ENERGY RATING - E
- WALKING DISTANCE OF SHOPS, MARKET SQUARE & BUS STATION
- SPACIOUS LOUNGE / DINER
- GARAGE
- COUNCIL TAX BAND - A
- CALL NOW TO VIEW!

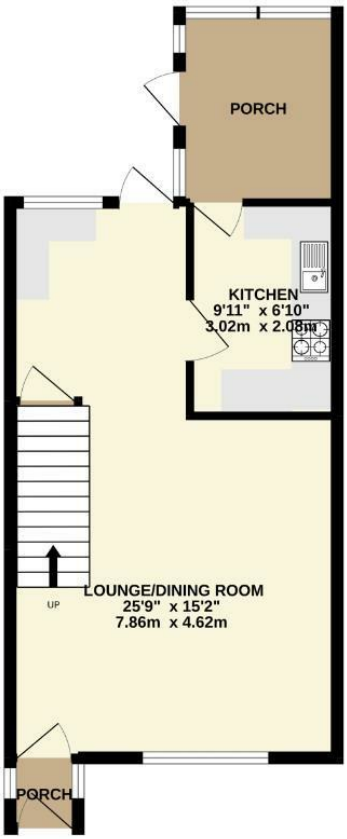




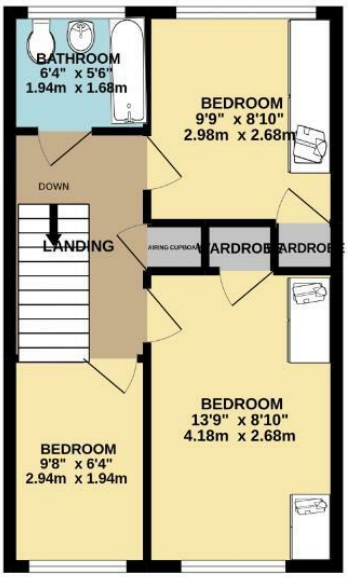


Council Tax Band: A - EPC Rating: E 52

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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.
Made with Metropix ©2022







