

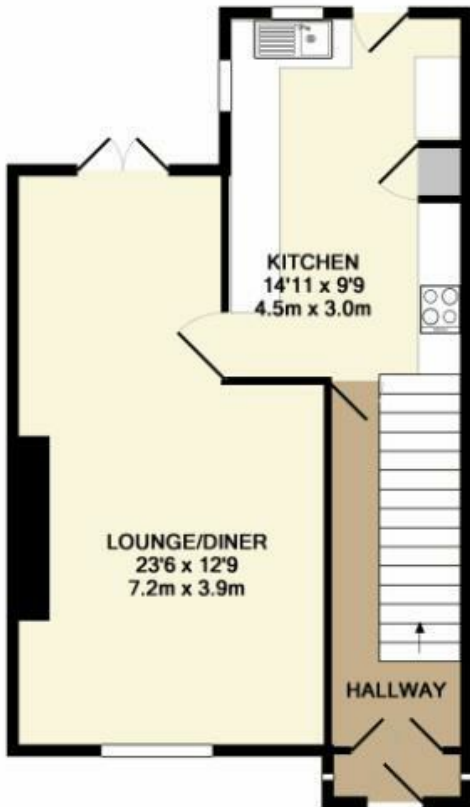


Pembroke Close, Mildenhall, Suffolk, IP28 7LZ
Rent - £850 PCM Deposit - £980

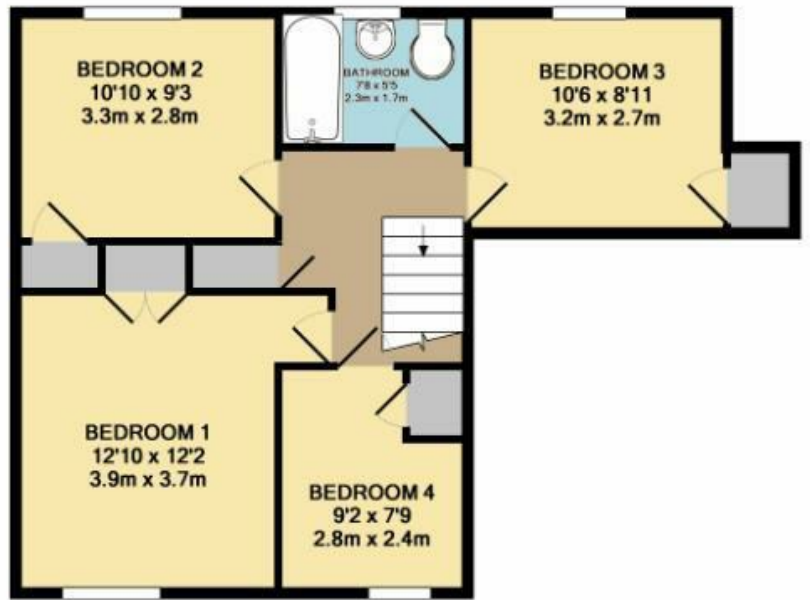
- SEMI DETACHED HOUSE
- 4 GOOD SIZED BEDROOMS
- NEW FLOORING THROUGHOUT
- 1 FAMILY BATHROOM
- ENCLOSED GARDEN
- WALKING DISTANCE TO MILDENHALL TOWN
- GAS HEATING & ENERGY RATING - D
- APPROXIMATE SIZE 1028 SQ FT.
- PETS CONSIDERED
- AVAILABLE NOW



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
100% energy efficient - lower running costs				100% environmentally friendly - lower CO ₂ emissions	
81-91	A		86	81-91	A
69-80	B			69-80	B
55-68	C		63	55-68	C
49-54	D			49-54	D
41-48	E			41-48	E
35-40	F			35-40	F
1-34	G			1-34	G
All energy efficient - higher running costs				All environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 494 SQ.FT.
(45.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 533 SQ.FT.
(49.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1028 SQ.FT. (95.5 SQ.M.)

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.
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