



Elm Drive, Bury St. Edmunds, Suffolk, IP31 3FG
Rent - £1,500 PCM Deposit - £1,961

- END TERRACE HOUSE
- ENTRANCE HALLWAY, CLOAKROOM
- SPACIOUS SITTING ROOM / DINING ROOM
- FURTHER TWO DOUBLE BEDROOMS
- OIL CENTRAL HEATING, TWO ALLOCATED PARKING SPACES
- VILLAGE LOCATION
- KITCHEN WITH INTEGRATED APPLIANCES INCLUDED
- MASTER BEDROOM WITH FITTED WARDROBES AND EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- MINIMUM TERM CONTRACT TWELVE MONTHS, EPC 74C, COUNCIL TAX BAND C



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
100% energy efficient - lower running costs				100% environmentally friendly - lower CO ₂ emissions	
(91-100) A	(81-90) B	74	83	(81-90) A	(81-90) A
(71-80) C	(61-70) D			(71-80) B	(61-70) C
(51-60) E	(31-40) F			(51-60) C	(41-50) D
(31-40) F	(11-20) G			(31-40) D	(21-30) E
(11-20) G				(11-20) E	(1-10) F
					(1-10) F
100% energy efficient - higher running costs				100% environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

