

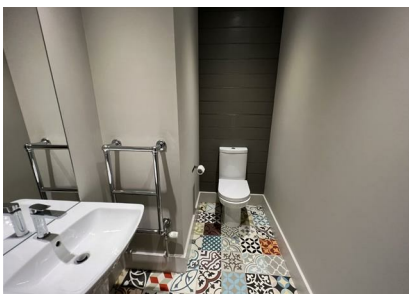
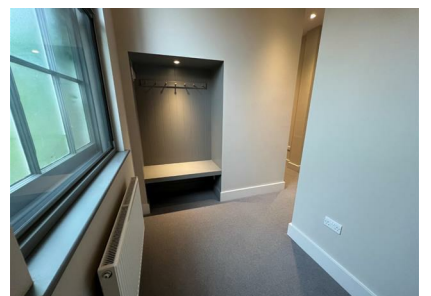


St. Botolphs Lane, Bury St. Edmunds, Suffolk, IP33 2BE

Rent - £1,750 PCM

Deposit - £2,019

- EXCEPTIONAL WAREHOUSE CONVERSION
- ALLOCATED PARKING SPACE
- OPEN PLAN KITCHEN/ DINING/ LIVING ROOM
- SEPARATE UTILITY ROOM AND CLOAKROOM
- VIEWING ESSENTIAL. COUNCIL TAX BAND D
- HIGH QUALITY FIXTURES AND FITTINGS
- GAS FIRED HEATING SYSTEM, EPC 79, C
- 2 DOUBLE BEDROOMS WITH EN-SUITES ROOM
- WOULD SUIT PROFESSIONAL PERSON OR COUPLE
- MINIMUM TERM CONTRACT TWELVE MONTHS



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
79	79	78	78

Energy Efficiency Rating: 79 (Current), 79 (Potential). Scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating: 78 (Current), 78 (Potential). Scale: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70).

