15-17 Eastgate Street, Bury St. Edmunds, Suffolk, IP33 1XX
Tel: 01284 760770
bury@shiresestateagents.co.uk
www.shiresresidential.com

shires
Estate & Letting Agents

Ion Road, Bury St Edmunds, Suffolk, IP32 6RZ

Rent - £1,300 PCM Deposit - £1,500

This well-presented mid-terraced house is available to rent now and offers spacious accommodation throughout. The property features a bright sitting room/dining room, a modern kitchen complete with electric oven and hob, and the added convenience of a downstairs WC. With three good-sized bedrooms and a family bathroom, the home is ideally suited for families or professionals alike.

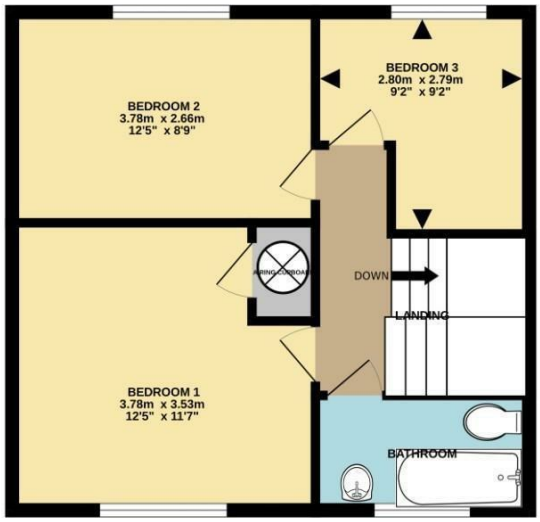
Externally, the property benefits from an enclosed rear garden, perfect for outdoor use and low-maintenance living. Further benefits include Council Tax Band B and an EPC rating of D. Ideally located for local amenities and

- MID TERRACED HOUSE
- SITTING ROOM / DINING ROOM
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- EPC RATING - C
- DOWNSTAIRS WC
- KITCHEN WITH ELECTRIC OVEN AND HOB
- FAMILY BATHROOM
- COUNCIL TAX BAND - B
- AVAILABLE NOW

Council Tax Band: B - EPC Rating: C 72

GROUND FLOOR
40.5 sq.m. (436 sq.ft.) approx.

1ST FLOOR
41.1 sq.m. (442 sq.ft.) approx.



ION ROAD BSE

TOTAL FLOOR AREA : 81.5 sq.m. (878 sq.ft.) 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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