



Long Brackland, Bury St. Edmunds, Suffolk, IP33 1JH

Rent - £1,305 PCM

Deposit - £1,505

- END TERRACE HOUSE CLOSE TO TOWN CENTRE
- SITTING ROOM
- ELECTRIC RANGE COOKER AND GAS HOB INCLUDED, INTEGRATED FRIDGE / FREEZER, INTEGRATED DISHWASHER
- THREE BEDROOMS (ONE WITH FITTED SLIDING MIRROR FRONTED DOORS)
- GAS CENTRAL HEATING, REAR GARDEN, SHED, PARKING FOR 2 CARS
- ENTRANCE HALLWAY
- KITCHEN / DINING ROOM WITH KARNDEN FLOORING
- UTILITY ROOM, REFITTED GROUND FLOOR SHOWER ROOM
- REFITTED FIRST FLOOR SHOWER ROOM
- EPC 74, C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs 92-100 A 81-91 B 69-80 C 55-68 D 49-54 E 45-48 F 39-44 G 35-39 Not energy efficient - higher running costs		74	87
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions 37-45 A 28-36 B 22-27 C 17-21 D 12-16 E 7-11 F 2-6 G 1-3 Not environmentally friendly - higher CO ₂ emissions		73	86
England & Wales		EU Directive 2002/91/EC	

