



Wagner Cottage The Street, Bury St. Edmunds IP31 3AA £1,250

Shires Residential are delighted to offer to the market this charming Grade II listed, 3 bedroom cottage in the sought after village of Walsham-le-Willows. The internal accommodation comprises 3 double bedrooms, kitchen, living room, dining room, study/family room, family bathroom, separate shower room, cloakroom and conservatory. Externally the property boasts garage, driveway and fully enclosed rear garden. The property is available now on an unfurnished basis.

- PERIOD PROPERTY
- 3 DOUBLE BEDROOMS
- SOUGHT AFTER VILLAGE
- DRIVEWAY AND GARAGE
- GRADE II LISTED
- COUNCIL TAX E
- 3 RECEPTION ROOMS



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(81-91) A	
(81-91) B		(69-80) B	
(69-80) C		(58-68) C	
(58-68) D		(47-57) D	
(47-57) E		(36-46) E	
(36-46) F		(25-35) F	
(25-35) G		(14-24) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
(1-24) G		(1-13) G	

England & Wales
EU Directive 2002/91/EC