



**5 Church Cottages The Street, Fornham All Saints
Bury St Edmunds IP28 6JW
£1,400 PCM**

Shires Residential are delighted to offer To Let this newly refurbished cottage within the heart of a popular village. The refurbishment includes an extension of the original property to house a new kitchen and cloakroom, a newly fitted upstairs bathroom along with redecorated accommodation and new flooring throughout. Sorry, no pets.



- REFURBISHED AND EXTENDED COTTAGE
- NEW, SPACIOUS KITCHEN OVERLOOKING GARDEN
- OPEN PLAN LIVING/ DINING ROOM
- DOWNSTAIRS CLOAKROOM
- TWO FIRST FLOOR BEDROOMS
- FIRST FLOOR BATHROOM WITH SHOWER OVER BATH
- UNFURNISHED, ELECTRIC HEATING
- EPC 58, D, COUNCIL TAX BAND B
- MINIMUM TERM TENANCY OF TWELVE MONTHS



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current		Potential	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-89) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	53	(55-68) D	
(35-54) E		(35-54) E	
(21-34) F		(21-34) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	