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**shires**

Estate & Letting Agents



## Mill Road, Bury St Edmunds, Suffolk, IP33 3NJ

**Rent - £1,350 PCM**

**Deposit - £1,557**

We are delighted to offer to let this well presented terraced town house located in a no through road just to the west of the town centre within easy reach of all amenities. The property has gas fired central heating and offers accommodation of Entrance Hall, Sitting Room, Dining Room with doors to garden, Kitchen, Converted Cellar which is ideal for a Playroom/Family Room, Two Bedrooms, Bathroom with separate Shower. The property has the benefit of a PARKING SPACE to the rear and a gated enclosed rear garden. The property has character features including high ceilings, bay and sash windows and fireplaces. Viewing is highly recommended.

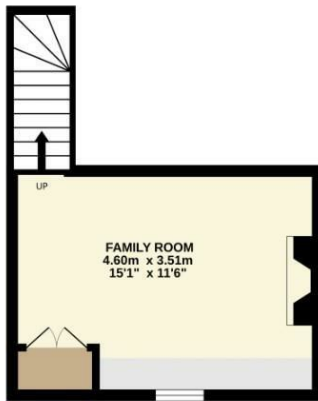
- PERIOD TERRACE TOWN HOUSE
- KITCHEN, SITTING ROOM WITH BAY WINDOW
- 2 BEDROOMS
- UNFURNISHED, EPC 63, D
- GARDEN AND PARKING SPACE
- ENTRANCE HALL, DINING ROOM
- CONVERTED CELLAR IDEAL FOR PLAYROOM/FAMILY ROOM
- BATHROOM WITH BATH AND SEPARATE SHOWER
- GAS FIRED HEATING
- AVAILABLE NOW



Council Tax Band: B - EPC Rating: D 63



BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



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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