



Kembold Close, Bury St. Edmunds, Suffolk, IP32 7EF

Rent - £1,450 PCM

Deposit - £1,673

- MODERN DETACHED HOUSE
- KITCHEN WITH ELECTRIC OVEN AND HOB
- THREE DOUBLE BEDROOMS (TWO WITH FITTED WARDROBES)
- GOOD SIZE REAR GARDEN
- GAS CENTRAL HEATING, MINIMUM TERM CONTRACT TWELVE MONTHS
- ENTRANCE HALLWAY, CLOAKROOM
- SITTING ROOM, DINING ROOM
- FAMILY BATHROOM
- SINGLE GARAGE, DRIVEWAY PARKING FOR TWO VEHICLES
- EPC 69C, COUNCIL TAX BAND 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 35-38 Not energy efficient - higher running costs		69	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions 35-45 A 25-34 B 15-24 C 5-14 D 1-4 E 0-4 F 0 G Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

