



## Out Risbygate, Bury St. Edmunds, Suffolk, IP33 3RJ

Rent - £1,250 PCM      Deposit - £1,442

Delightful end-terrace house offers a perfect blend of modern living and convenience. Upon entering, you are welcomed into a bright and airy reception room, ideal for both relaxation and entertaining. The house boasts three well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, catering to the needs of a busy household.

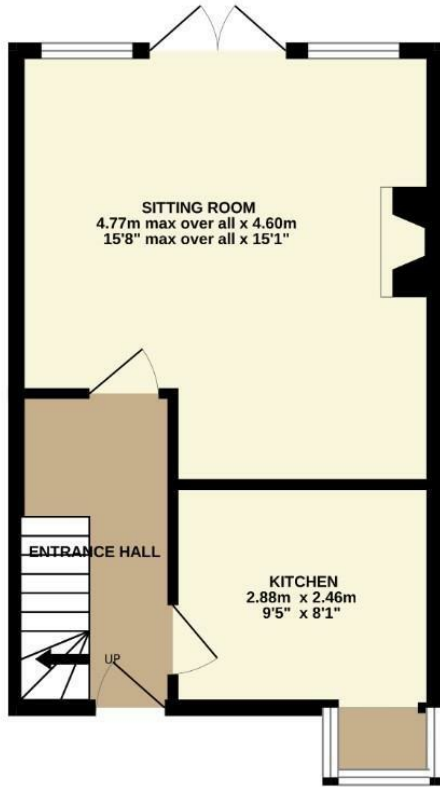
One of the standout features of this property is its proximity to the town centre, allowing residents to enjoy the vibrant local amenities, shops, and eateries just a short stroll away.

- MODERN END OF TERRACE HOUSE
- 3 BEDROOMS
- LARGE SITTING/DINING ROOM, KITCHEN
- COUNCIL TAX BAND B
- PARKING TO REAR - NOT ALLOCATED
- CLOSE TO WEST SUFFOLK COLLEGE & TOWN CENTRE
- ELECTRIC HEATING - EPC D
- FAMILY BATHROOM
- AVAILABLE NOW

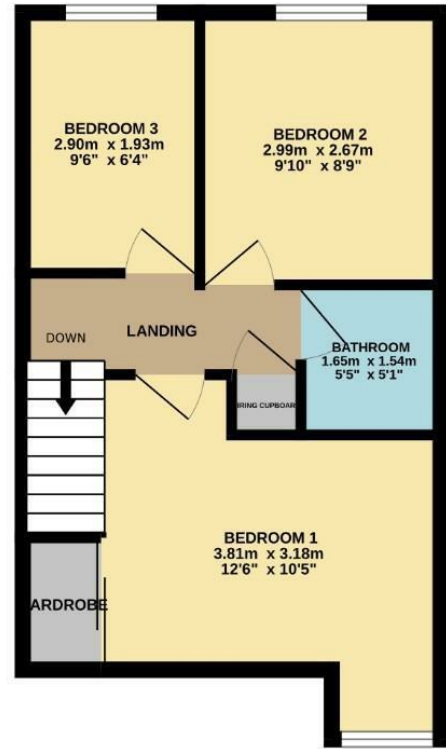


Council Tax Band: B - EPC Rating: D 55

GROUND FLOOR  
33.5 sq.m. (361 sq.ft.) approx.



1ST FLOOR  
34.2 sq.m. (366 sq.ft.) approx.



TOTAL FLOOR AREA : 67.7 sq.m. (729 sq.ft.) approx.

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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