

**TO LET**



**Old Stable Yard, Off Peckham Street**  
**£1,325 pcm**

  
**MARTIN&CO**

## Old Stable Yard, Off Peckham Street, Bury St Edmunds

Mid Terrace,  
3 bedrooms, 2 bathrooms

£1,325 pcm

Date available: 27th December 2019

Deposit: £1,325

Unfurnished

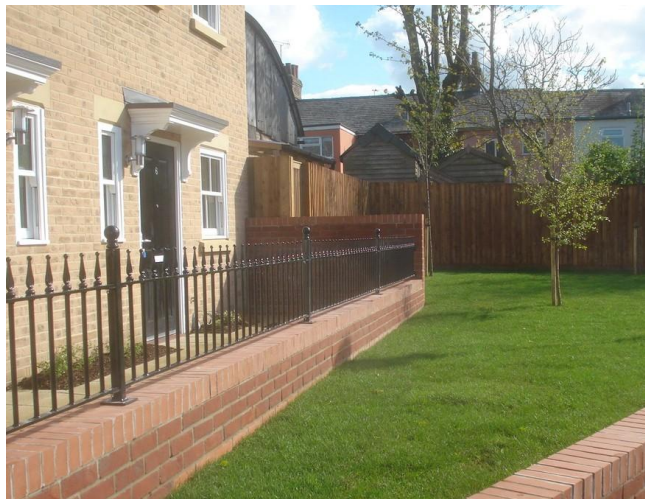
Council Tax band: C

- Town Centre Location
- Allocated Parking
- EPC Rating: C
- Ensuite To Master Bedroom
- Integrated Kitchen Appliances
- Short Drive RAF Lakenheath/Mildenhall

THE ACCOMODATION COMPRISES OF:

ENTRANCE HALL:

CLOAKROOM: WC, wash hand basin



**KITCHEN/LIVING ROOM:** Spacious open plan kitchen and sitting/dining area with laminate flooring. French doors to the rear garden.

The kitchen includes built in wall and base units finished in cream, providing plenty of storage and work top areas, integrated fridge/freezer, dishwasher, gas hob, electric oven, extractor hood, plumbing for a washing machine. The under stairs cupboard includes space and power points for a condenser dryer

**STAIRS TO FIRST FLOOR:**

**BEDROOM 2:** Double Bedroom

**BEDROOM 3:** Double Bedroom

**BATHROOM:** Stylish bathroom with heated towel rail, separate shower cubicle, bath, wash basin, shaving point, stylish mirror and lighting and tiled flooring

**STAIRS TO SECOND FLOOR:**

**BEDROOM 1:** Double bedroom with

**DRESSING AREA:** benefitting from fitted double mirror fronted wardrobe and separate 3 drawer unit.

**EN SUITE SHOWER ROOM:** with shower cubicle, WC and wash hand basin

**OUTSIDE:** Rear garden with outside water tap and wall mounted exterior lights

The property benefits from quality carpets, floorings, curtains and blinds throughout.

Located within the town centre yet with easy access to A14 link road with routes to Mildenhall/Lakenheath (20 mins drive)



## Martin & Co Bury St Edmunds

28 Angel Hill • • Bury St Edmunds • IP33 1UZ  
T: 01284 701511 • E: burystedmunds@martinco.com

# 01284 701511

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

