

TO LET



Bury St Edmunds
£2,350 pcm


MARTIN&CO



Bury St Edmunds

Detached House,
4 bedroom, 2 bathroom

£2,350 pcm

Date available: 9th December 2020

Deposit: £2,700

Unfurnished

Council Tax band: F

- Popular Moreton Hall
- Double Garage
- EPC Rating D66
- Short Drive to Bury St Edmunds
- Pets Considered (Subject to Negotiation + Pet Rent)
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PETS CONSIDERED: SUBJECT TO NEGOTIATION

- This property is pet friendly but if a pet does reside at the property the rent will increase by £25 per calendar month (per pet) with no further pet deposit/charge.

Martin & Co are delighted to market for rent this FABULOUS 4 bedroom, 2.5 bathroom, detached property with double garage. Situated in a QUIET location just east of Bury St Edmunds TOWN CENTRE (5 minute drive) and 30 minutes from RAF Lakenheath the property offers STYLISH and SPACIOUS accommodation.

THE ACCOMMODATION COMPRISES:

HALL ENTRANCE 17' 11" x 4' 10" (5.46m x 1.47m) with stylish tiled flooring. Integral storage cupboard.

CLOAKROOM (HALF BATH)

STUDY/TV ROOM 11' 07" x 7' 09" (3.53m x 2.36m) with wood-effect flooring.

KITCHEN 11' 04" x 9' 09" (3.45m x 2.97m) Offering plenty of storage space and benefiting from a 5 ring gas burner hob with extractor over, eye level NEFF grill and oven, dishwasher and fridge/freezer.

UTILITY ROOM 6' 07" x 5' 04" (2.01m x 1.63m) further sink and washer/dryer

DINING ROOM/CONSERVATORY 20' 08" x 11' 04" (6.3m x 3.45m) Lovely LIGHT and AIRY room to south facing rear garden.

SITTING ROOM 20' 02" x 12' 10" (6.15m x 3.91m) Featuring magnificent brick fire place with log burner.

Stairs providing easy access for furniture to:

BEDROOM 1 12' 00" x 12' 10" (3.66m x 3.91m) with integral storage cupboard. Door to:

EN SUITE SHOWER ROOM 7' 07" x 3' 08" (2.31m x 1.12m)

BEDROOM 2 12' 11" x 9' 01" (3.94m x 2.77m)

BEDROOM 3 10' 10" x 9' 05" (3.3m x 2.87m) with double mirror front sliding door. Fitted storage.

BEDROOM 4 8' 09" x 8' 02" (2.67m x 2.49m) with double sliding door mirror fronted storage

BATHROOM 10' 01" x 5' 05" (3.07m x 1.65m) Stylishly tiled and benefiting from JACUZZI BATH tub and separate shower cubicle and heated towel rail.

OUTSIDE Double garage (power and light connected).



Easy off road parking on drive.

Unfurnished but includes curtains.blinds, light fittings
etc.

Energy efficient.

Gardening service available.



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Martin & Co Bury St Edmunds

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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

