



**45 Cobb Close,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**



# 45 COBB CLOSE, BURY ST. EDMUNDS, SUFFOLK. IP32 7LG

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

A spacious and well-presented 2-bedroom top floor flat on the popular north eastern side of Bury St. Edmunds, offering spacious accommodation with a number of built-in appliances and off-road parking.

## An immaculately presented fully furnished 2-bedroom top floor flat with parking.

Entrance into communal Hallway, stairs rising to first floor with private entrance door to number 45. Door to:-

**HALLWAY:** With door to:-

**KITCHEN:** Of open plan arrangement with fitted wall and base units, new Quartz worktops over, stainless steel sink inset with drainer and mixer tap. Integrated appliances include a 4-ring gas hob, fridge/freezer, washing machine/dryer and Logic+ gas boiler. Open plan to:-

**SITTING ROOM/DINING ROOM:** With dual aspect windows to front and side.

**BEDROOM 1:** A spacious and impressive double bedroom with window to side aspect.

**BEDROOM 2:** A spacious double bedroom with window to side aspect.

**BATHROOM:** White suite comprising WC, wash hand basin, panel bath with recently refitted shower unit over and glass door.

### Outside

Allocated **OFF-ROAD PARKING** space. Visitor parking also available.

**SERVICES:** Main water, drainage and electricity are connected. Gas heating. **NOTE:** None of these services have been tested by the agent.

**PRICE: £1300 per calendar month.**

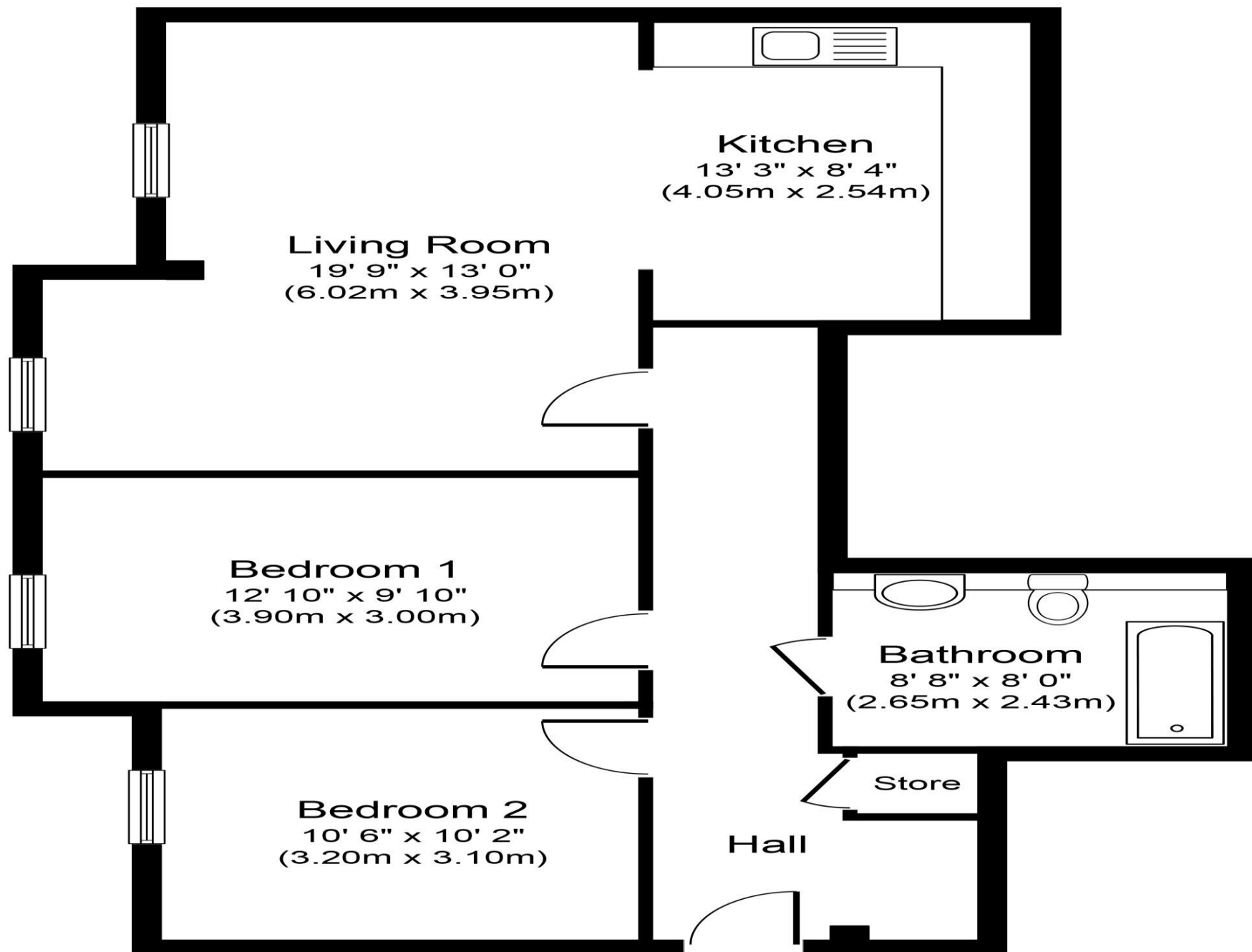
**TENURE:** A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: B - £1,550.43 – 2023.

**EPC RATING:** C – report available upon request.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



**Approximate Floor Area**  
**792 sq. ft.**  
**(73.6 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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