



DAVID
BURR
TOLET
01284 725525

3 Chapel Lane,
Brockley, Suffolk.

DAVID
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3 CHAPEL LANE, BROCKLEY, BURY ST. EDMUNDS, SUFFOLK. IP29 4AS

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 3-bedroom village home with ample off-road parking and generous rear gardens. Available for immediate occupation.

A spacious 3-bedroom home with ample off-road parking and within easy reach of Bury St. Edmunds.

ENTRANCE PORCH: With door to:-

Inner Hall: With stairs rising to first floor and door to:-

SITTING ROOM: With inset electric fire, window to front aspect and door to:-

CLOAKROOM: With a white suite comprising WC, hand wash basin and window to side aspect.

KITCHEN: With a range of matching wall and base units. Integrated appliances include sink inset with drainer and mixer tap over, oven with electric hob over and oil boiler. There are spaces for white goods such as washer/dryer, fridge/freezer and dishwasher. Windows to rear aspect and door to:-

GARDEN ROOM: With triple aspect windows to rear and both sides and French style double doors leading to the terrace abutting the rear of the property.

First Floor

LANDING: With window to side aspect.

BEDROOM 1: Double bedroom with window to front.

BEDROOM 2: Double bedroom with window to rear and integrated wardrobe as well as airing cupboard housing hot water cylinder.

BEDROOM 3: Window to rear.

BATHROOM: White suite comprising WC, hand wash basin, panel bath with shower attachments over and heated towel rail.

Outside

The property has ample **OFF-ROAD PARKING** to the front elevation with personnel gate leading to the side of the property.

The rear gardens are predominantly laid to lawn with a terrace abutting the rear of the property which is suitable for Alfresco dining and entertaining.

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There is a small outside **STORE** and **SHED** as well as maturing apple tree towards the rear most part of the grounds.

PRICE: £1,250.00 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.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: B - £1,699.34 – 2025/26.

EPC RATING: D.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

MOBILE COVERAGE: 02 and Vodafone – good outdoors. EE and Three variable outdoors - (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///forgotten.extent.assure.

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.



