



**11 Bluebell Avenue, Bury St. Edmunds
Suffolk IP32 7JW
£1,350 PCM**

Modern detached house on the popular Drovers Mead development with the benefits of gas fired heating, garage, parking and gardens front and rear.

- MODERN DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- ENTRANCE HALL, CLOAKROOM
- KITCHEN/ DINING ROOM, SITTING ROOM
- MASTER BEDROOM AND EN-SUITE
- 2 FURTHER BEDROOMS, BATHROOM
- UNFURNISHED, EPC D, COUNCIL TAX BAND D
- GAS FIRED HEATING
- GARAGE, PARKING AND GARDENS
- DEPOSIT £1,557. MINIMUM TENANCY TERM OF TWELVE MONTHS



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(85 plus) A		(81-91) A	
(69-84) B		(69-80) B	
(55-68) C		(55-68) C	
(39-54) D		(39-54) D	
(29-38) E		(29-38) E	
(13-28) F		(13-28) F	
(1-12) G		(1-12) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
69	80		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC