



**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 82 plus) A		Very environmentally friendly - lower CO ₂ emissions 82 plus) A	
(61-81) B		(69-80) B	
(55-60) C	69	(59-68) C	
(50-54) D		(50-58) D	
(39-49) E		(39-49) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	