



**7 Kembold Close, Bury St. Edmunds
 Suffolk IP32 7EF
 £1,600 PCM**

A well-presented spacious three double bedroom detached family home situated on the sought after Moreton Hall development in Bury St Edmunds. The property benefits from a good sized rear garden, single garage and parking for two vehicles. Sorry no pets.

- MODERN DETACHED HOUSE IN A SOUGHT AFTER AREA
- ENTRANCE HALLWAY, CLOAKROOM
- KITCHEN WITH ELECTRIC OVEN AND HOB
- SITTING ROOM, DINING ROOM
- THREE DOUBLE BEDROOMS (TWO WITH FITTED WARDROBES)
- FAMILY BATHROOM
- GOOD SIZE REAR GARDEN
- SINGLE GARAGE, DRIVEWAY PARKING FOR TWO VEHICLES
- GAS CENTRAL HEATING, MINIMUM TERM CONTRACT TWELVE MONTHS
- EPC 69C, COUNCIL TAX BAND C, SORRY NO PETS



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	84	B	A
Very energy efficient - lower running costs (81-91) A (69-80) B (55-68) C (39-54) D (29-38) E (11-28) F (1-10) G		Very environmentally friendly - lower CO ₂ emissions (81-91) A (69-80) B (55-68) C (39-54) D (29-38) E (11-28) F (1-10) G	
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC	
England & Wales		England & Wales	