



**William Barnaby Yard, Bury St. Edmunds, Suffolk, IP33 1PQ**  
**Rent - £1,200 PCM      Deposit - £1,384**

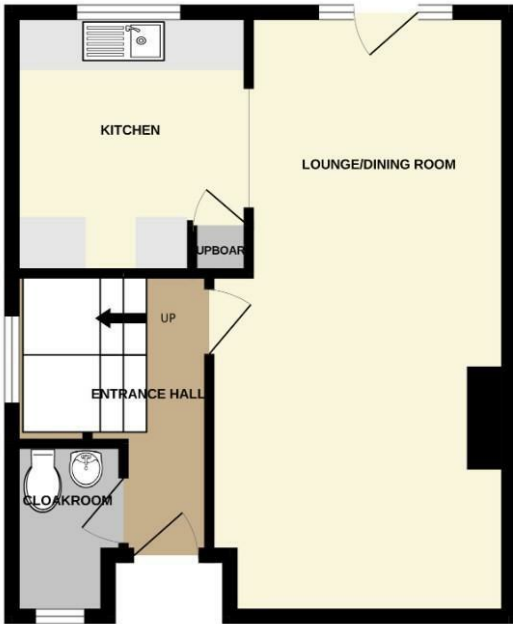
Welcome to this charming townhouse located in the sought-after William Barnaby Yard in Bury St Edmunds. This property boasts a delightful blend of comfort and style, perfect for those seeking a cozy yet contemporary home. The property features two cosy bedrooms. The master bedroom comes with the added luxury of a dressing room, providing ample storage space and a touch of elegance. The inclusion of a garage is a rare find in townhouses and adds a valuable asset to this property. Situated in the heart of Bury St Edmunds, this townhouse provides easy access to local amenities, charming cafes, and more, making it an ideal choice for those looking to immerse themselves in the vibrant community. Don't miss the opportunity to make this townhouse your own and enjoy the best of town living in this wonderful location. Contact us today to arrange a viewing.

- MODERN TOWN HOUSE
- MASTER BEDROOM WITH DRESSING ROOM
- BATHROOM
- APPROXIMATE SIZE - 882 SQ FT
- GAS FIRED HEATING
- SOUGHT AFTER LOCATION
- WALLED GARDEN AND GARAGE
- SECOND BEDROOM
- UNFURNISHED, EPC D
- AVAILABLE VERY SOON

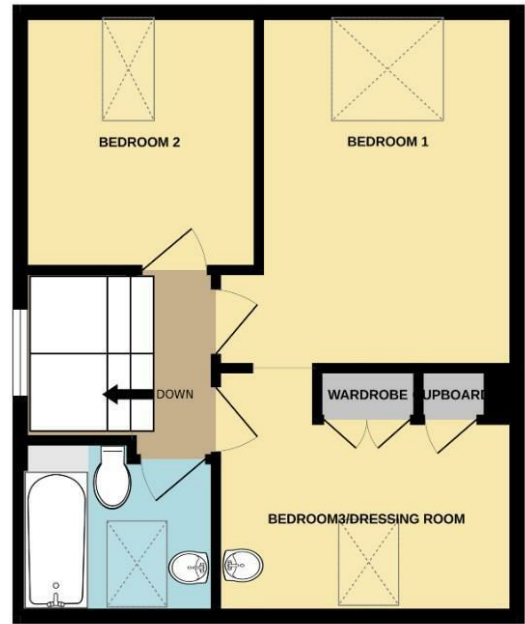




GROUND FLOOR  
39.2 sq.m. (422 sq.ft.) approx.



1ST FLOOR  
40.5 sq.m. (436 sq.ft.) approx.



TOTAL FLOOR AREA: 79.7 sq.m. (858 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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