

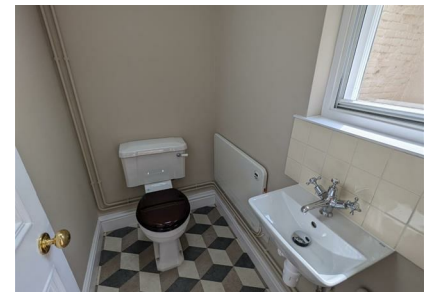


Athenaeum Lane, Bury St. Edmunds, Suffolk, IP33 1LY

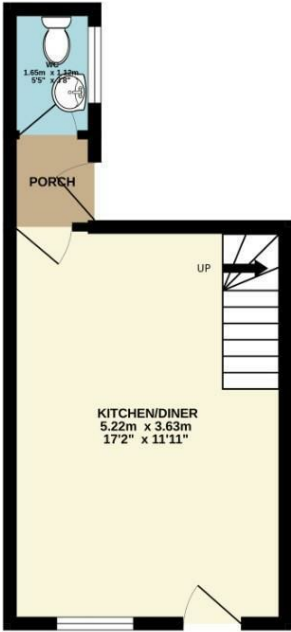
Rent - £1,295 PCM Deposit - £1,494

Shires Residential are pleased to offer To Let this newly renovated town house, located just off Angel Hill in central Bury St Edmunds. The period property has accommodation set over three floors to include two reception areas, a double bedroom, spacious shower room and an attractive kitchen/ dining room to the ground floor. There is a small walled courtyard to the rear with views of the Cathedral spires - viewing is highly recommended to appreciate the standard of accommodation on offer.

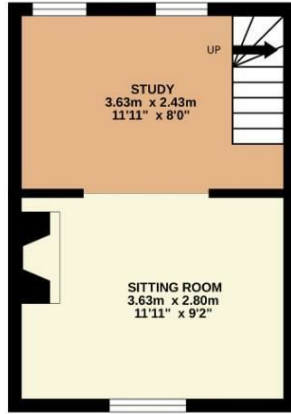
- WELL PRESENTED TOWN HOUSE
- REAR HALL, CLOAKROOM
- SECOND FLOOR DOUBLE BEDROOM
- ENCLOSED COURTYARD
- COUNCIL TAX BAND B
- MODERN KITCHEN/ DINING ROOM
- FIRST FLOOR OFFERING TWO RECEPTION ROOM AREAS
- NEWLY FITTED SHOWER ROOM
- UNFURNISHED, GAS CH, EPC 64, D
- MINIMUM TERM TENANCY OF TWELVE MONTHS



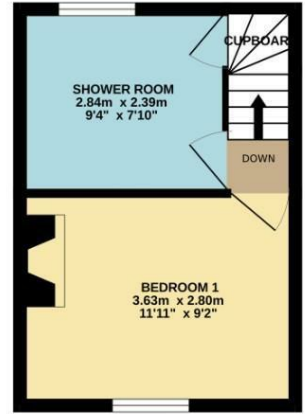
GROUND FLOOR
22.1 sq.m. (238 sq.ft.) approx.



1ST FLOOR
18.3 sq.m. (197 sq.ft.) approx.



2ND FLOOR
18.3 sq.m. (197 sq.ft.) approx.



TOTAL FLOOR AREA : 58.8 sq.m. (633 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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