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shires

Estate & Letting Agents



## New Road, Rougham, Suffolk, IP30 9LJ

Rent - £900 PCM      Deposit - £1,038

A Semi-Detached Cottage with 2 bedrooms, 1 reception and a shower room with a garden and on-road parking in a nice quiet village, East of Bury St Edmunds. This property is within a short walk to the local pub, shop, bus shelter and is roughly a 10 minute walk to the local church and primary school. A short distance drive to the A14 and an approximate 10 minute drive outside of Bury St. Edmunds town centre. Unfortunately, no pets are allowed.

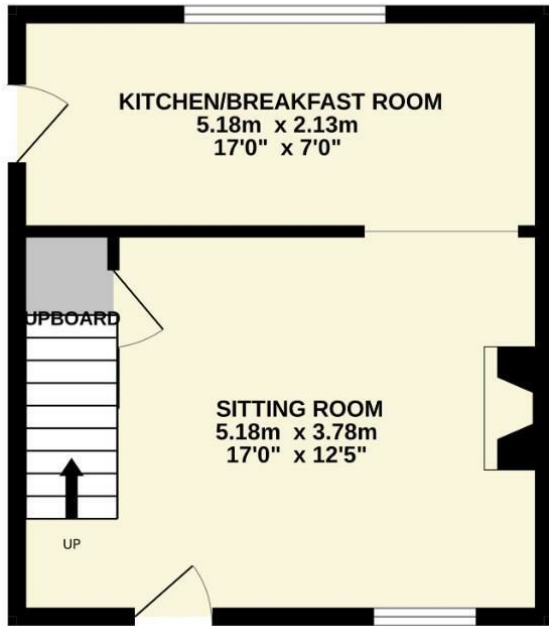
- SEMI-DETACHED COTTAGE
- LOUNGE, KITCHEN
- EPC 61, D COUNCIL TAX BAND B
- REAR GARDEN
- AVAILABLE END OF SEPTEMBER 2024
- CONVENIENT FOR THE A14 AND LOCAL AMENITIES
- 2 BEDROOMS, SHOWER ROOM
- GAS FIRED HEATING
- STREET PARKING
- SORRY NO PETS



Council Tax Band: B - EPC Rating: D 61



GROUND FLOOR  
57.3 sq.m. (617 sq.ft.) approx.



TOTAL FLOOR AREA : 57.3 sq.m. (617 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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