



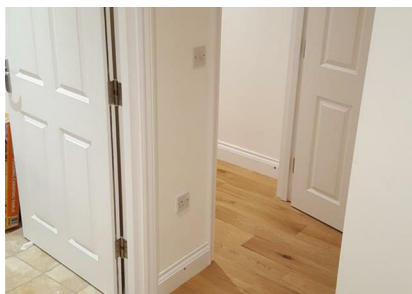
## All Saints Court, Bury St. Edmunds, Suffolk, IP33 1TF

Rent - £2,115 PCM

Deposit - £2,440

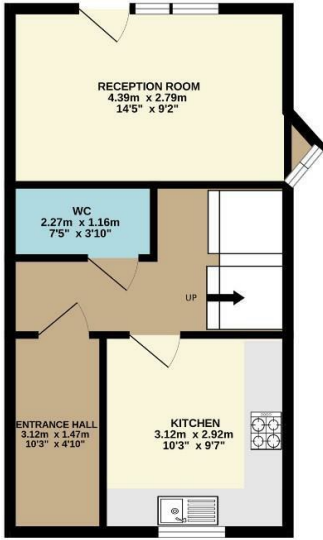
Shires Residential are delighted to offer To Let this modern town house which is located in a select, gated community in a secluded location just off the town centre and close to all it's amenities and facilities. The property offers superb access to the A14 and approximately 30 minutes drive to RAF Mildenhall/Lakenheath. The property offers spacious accommodation set over three floors and comprises Entrance Hall, Cloakroom, Kitchen, Ground Floor Reception Room, First Floor Sitting Room/Bedroom 4, First Floor Bedroom & Bathroom, on the second floor there are two further Bedrooms and an En Suite. There is also the benefit of a courtyard garden offering a good degree of privacy and allocated parking. Viewing is highly recommended to fully appreciate the fantastic location and the accommodation on offer.

- VERSATILE THREE STOREY TOWN HOUSE
- KITCHEN, GROUND FLOOR RECEPTION ROOM
- SECOND FLOOR MASTER BEDROOM WITH EN-SUITE
- EPC 77, C - AVAILABLE MID OCTOBER
- ENCLOSED COURTYARD, PARKING
- ENTRANCE HALL, CLOAKROOM
- FIRST FLOOR RECEPTION ROOM/BEDROOM 4, BEDROOM 2 AND BATHROOM
- FURTHER SECOND FLOOR BEDROOM
- GAS FIRED HEATING, COUNCIL TAX BAND D
- MINIMUM TERM TENANCY OF TWELVE MONTHS

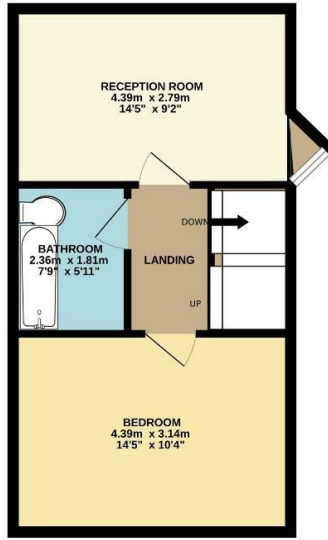


Council Tax Band: D - EPC Rating: C 74

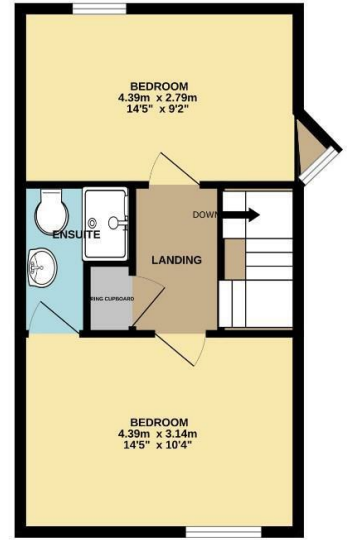
GROUND FLOOR  
36.7 sq.m. (395 sq.ft.) approx.



1ST FLOOR  
36.7 sq.m. (395 sq.ft.) approx.



2ND FLOOR  
36.7 sq.m. (395 sq.ft.) approx.



TOTAL FLOOR AREA : 110.2 sq.m. (1186 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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