

15-17 Eastgate Street, Bury St Edmunds, Suffolk, IP33 1XX  
Tel: 01284 760770  
bury@shiresresidential.com  
www.shiresresidential.com

# shires

Estate & Letting Agents



## Maynewater Lane, Bury St. Edmunds, Suffolk, IP33 2AB

Rent - £1,500 PCM

Deposit - £1,730

Shires Residential are delighted to offer to let this newly renovated and updated character town house located in a one way street close to the town centre and all its amenities. The Landlords have undertaken a programme of improvements to include new kitchen, new bathroom, new gas fired boiler, complete redecoration and new flooring throughout and landscaping of the rear garden. The cottage is set back from the road behind a front garden and the entrance door leads to accommodation of Lobby, Sitting Room with fireplace (not in working order), newly fitted Kitchen/Dining Room offering oven and hob, dishwasher and space for washing machine and American style fridge/freezer and doors to rear garden. On the first floor the property has two double Bedrooms and a newly fitted bathroom with shower over bath and stairs leading to the second floor bedroom with double aspects. The south/westerly facing rear garden has been laid to paving and gravel areas for ease of maintenance. The property is in a conservation area and the Landlords provide a lawn mower as the tenants will be required to keep the front garden tidy and the grass cut. A fantastic benefit to the property is also the garage which is located just to the side of the property alongside parking for at least two cars. We strongly recommend you view this lovely cottage to appreciate all it has to offer.

- THREE BEDROOM TOWN HOUSE
- NEWLY RENOVATED AND MODERNISED
- ENTRANCE LOBBY, SITTING ROOM
- THREE DOUBLE BEDROOMS
- EPC D, COUNCIL TAX B
- GARAGE & PARKING FOR AT LEAST TWO CARS
- NEW KITCHEN & BATHROOM WITH SHOWER OVER BATH
- KITCHEN/DINING ROOM WITH DOORS TO GARDEN
- REAR GARDEN LAID FOR EASE OF MAINTENANCE
- NEW FLOORING THROUGHOUT



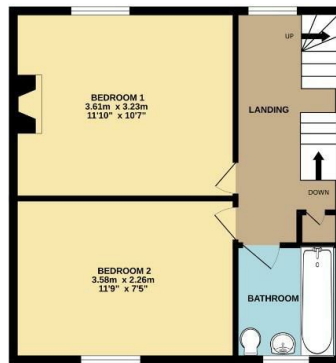
Council Tax Band: B - EPC Rating: D 60



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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