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# shires

Estate & Letting Agents



**Etna Road, Bury St. Edmunds, IP33 1JF**

**Rent - £1,250 PCM**

**Deposit - £1,442**

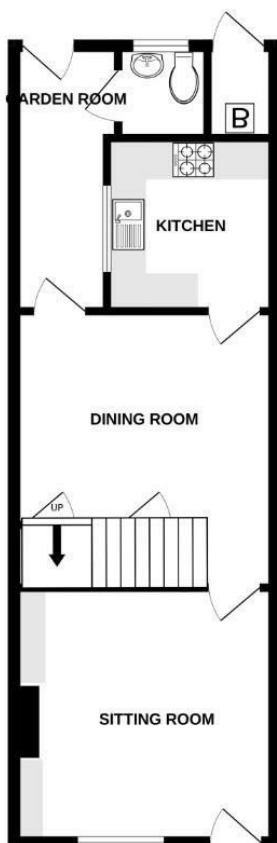
- REFURBISHED TOWN HOUSE
- CLOSE TO TOWN CENTRE
- TWO DOUBLE BEDROOMS (MASTER WITH WARDROBES)
- REAR GARDEN HOUSING OUTBUILDING WITH POWER AND LIGHT
- GAS FIRED HEATING, COUNCIL TAX BAND B
- TWO RECEPTION ROOMS
- AVAILABLE NOW
- GREAT LINKS TO RAF BASES
- UNFURNISHED, EPC 72, C
- MINIMUM TERM TENANCY OF TWELVE MONTHS



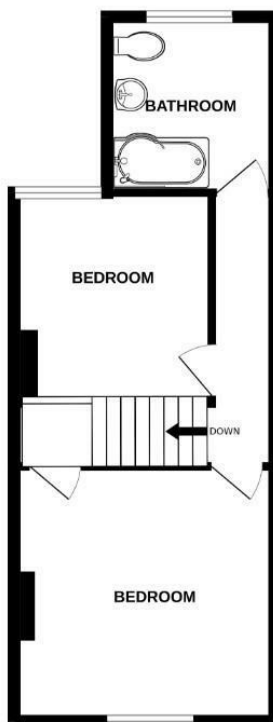
Council Tax Band: B - EPC Rating: C 72



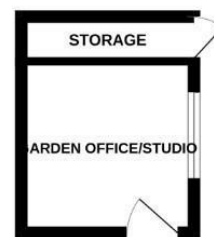
GROUND FLOOR  
42.3 sq.m. (455 sq.ft.) approx.



1ST FLOOR  
33.8 sq.m. (364 sq.ft.) approx.



OUTBUILDING  
7.7 sq.m. (82 sq.ft.) approx.



TOTAL FLOOR AREA : 83.8 sq.m. (902 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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