



**5 Church Cottages The Street, Fornham All Saints
Bury St Edmunds IP28 6JW
£1,200 PCM**

Shires Residential are delighted to offer To Let this newly refurbished cottage within the heart of a popular village. The refurbishment includes an extension of the original property to house a new kitchen and cloakroom, a newly fitted upstairs bathroom along with redecorated accommodation and new flooring throughout. Sorry, no pets.



- REFURBISHED AND EXTENDED COTTAGE
- NEW, SPACIOUS KITCHEN OVERLOOKING GARDEN
- OPEN PLAN LIVING/ DINING ROOM
- DOWNSTAIRS CLOAKROOM
- TWO FIRST FLOOR BEDROOMS
- FIRST FLOOR BATHROOM WITH SHOWER OVER BATH
- UNFURNISHED, ELECTRIC HEATING
- EPC 58, D, COUNCIL TAX BAND B
- MINIMUM TERM TENANCY OF TWELVE MONTHS



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|----|---|--|
| Current | | Potential | |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-89) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | 53 | (55-68) D | |
| (35-54) E | | (35-54) E | |
| (21-34) F | | (21-34) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |
| England & Wales | | England & Wales | |