



## Southgate Street , Bury St. Edmunds, IP33 2AN

Isaac Estates are delighted to market this well presented two bedroom terraced house, situated a short walk from the town centre of Bury St Edmunds.

The property is set over two floors and offers entrance hallway, cloakroom, open plan kitchen with electric oven and hob including, sitting room / dining room (new flooring to be fitted), the first floor offers landing with fitted wardrobes included, two double bedrooms and family bathroom.

There is one allocated parking space for the property. Video tour available upon request.

Viewing highly recommended

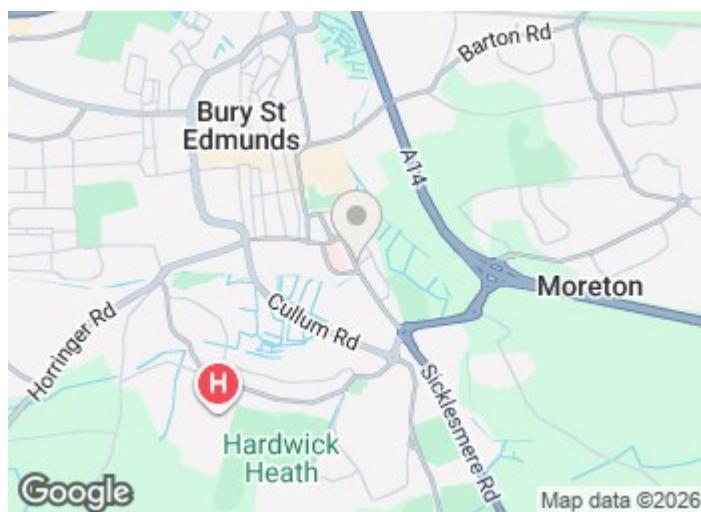
**£1,250 Per month**

# Southgate Street

, Bury St. Edmunds, IP33 2AN



- WELL PRESENTED TWO HOUSE
- ENTRANCE HALLWAY, CLOAKROOM
- OPEN PLAN KITCHEN WITH ELECTRIC OVEN AND HOB INCLUDED
- SITTING ROOM / DINING ROOM (NEW FLOORING TO BE FITTED 20TH/21ST JANUARY 2026)
- LANDING WITH FITTED WARDROBES INCLUDED
- TWO DOUBLE BEDROOMS, FAMILY BATHROOM
- EPC 67D, COUNCIL TAX BAND C
- ONE ALLOCATED PARKING SPACE
- RECENTLY FITTED GAS BOILER INSTALLED
- MINIMUM TERM CONTRACT TWELVE MONTHS, AVAILABLE NOW



Directions



## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	