



**£1,000 Per Month**

Per Month

Grove Park, Bury St. Edmunds



This exceptional house share offers a room finished to a very high specification throughout, located in the highly sought-after area of Bury St Edmunds, just a stone's throw from the town centre. The room benefits from a modern ensuite bathroom featuring a shower, low-level WC, and a heated towel rail for added comfort. Furnishings are provided, making it ready for immediate occupation.

Bills are included in the rent for added convenience. Limited parking is available for the first few tenants. Residents also have full use and enjoyment of a modern kitchen/diner, a contemporary laundry area, and a large patio and garden, perfect for relaxing or socialising.

Ideal for professionals seeking stylish, hassle-free

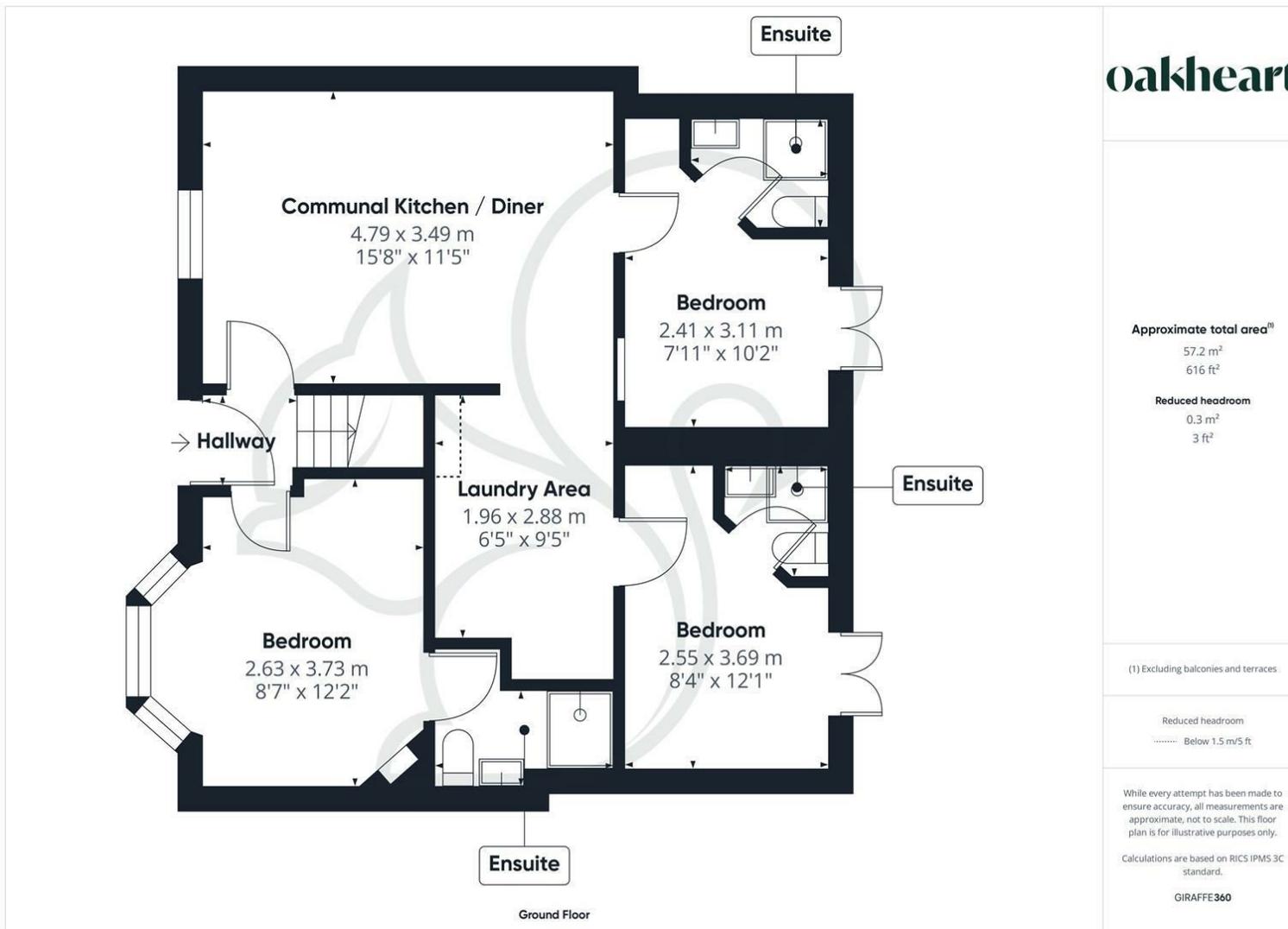
living close to local amenities and transport links. Don't miss this opportunity to secure a premium room in a prime location.











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**Approximate total area<sup>m</sup>**

57.2 m<sup>2</sup>  
616 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Date Available:**  
26th May 2025

**Local Authority:**

**Council Tax Band:**  
B

**Energy Efficiency Rating**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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