



Livermere Road, Bury St. Edmunds

£900 pcm



Livermere Road, Bury St. Edmunds, Suffolk, IP31 1ER



SITUATION & LOCATION An excellent opportunity to rent this older style, three bedroom house in this popular Suffolk village within easy access of Thetford and the larger sought after market town of Bury St Edmunds. This property occupies a large plot with predominantly lawned gardens and has vehicular access into the garden with good parking for a number of vehicles.

The property is well presented throughout and has replacement UPVC sealed unit double glazed windows as well as electric night storage heating. The property has a bathroom to the ground floor and the sitting room has the additional benefit of a wood burning stove.

The property is ideally suited to those tenants seeking longer term accommodation and viewings are recommended.

ENTRANCE LOBBY With UPVC sealed unit double glazed entry door; staircase leading to first floor.

SITTING ROOM 14' 0" x 9' 10" (4.28m x 3.01m)
Fireplace with wood burning stove; UPVC sealed unit double glazed window with roller blind; fitted carpet.

KITCHEN 13' 1" max x 10' 7" (4.0m max x 3.23m)
Range of floor cupboard units incorporating electric oven and ceramic hob; wall mounted electric heater; airing cupboard with insulated copper cylinder and immersion heater. UPVC sealed unit double glazed window with roller blind. Ceramic tiled floor. Recess with stainless steel sink unit and cupboard below; UPVC double glazed window with roller blind; ceramic tiled floor.

WALK IN PANTRY Window with roller blind; plumbing for washing machine ceramic tiled floor.

REAR LOBBY With UPVC sealed unit double glazed door to rear garden; ceramic tiled floor.

BATHROOM 9' 1" max x 5' 5" (2.77m max x 1.66m)
Panelled bath with electric shower over, rail and curtain, vanity wash basin, and W.C, UPVC sealed unit double glazed window; chrome heated towel rail; ceramic tiled floor.

Staircase leading from entrance lobby to first floor:

LANDING UPVC double glazed window with roller blind; fitted carpet.

BEDROOM ONE 14' 0" x 9' 10" (4.28m x 3.02m)
Built-in wardrobe cupboard with window; UPVC sealed unit

double glazed window with roller blind; night storage heater; fitted carpet.

BEDROOM TWO 10' 7" x 8' 5" (3.23m x 2.58m)
UPVC sealed unit double glazed window with roller blind; night storage heater; Cast iron fireplace (decorative only – NOT to be used); fitted carpet.

BEDROOM THREE 8' 4" x 7' 1" (2.55m x 2.16m)
UPVC sealed unit double glazed window with roller blind; electric panel heater; fitted carpet.

OUTSIDE The property occupies a large plot with established gardens that are predominantly lawned and partially fenced. A driveway to the front of the property provides ample parking for several cars. Future tenants will be expected to maintain the garden to a good standard to ensure that it is regularly tended.

EPC RATING E

COUNCIL TAX BAND C

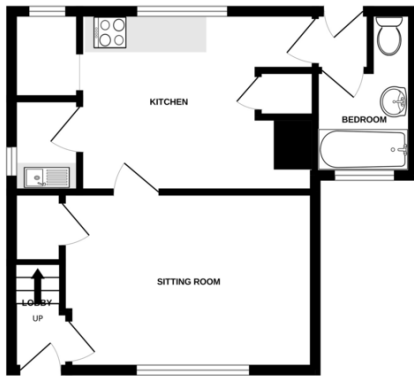
SERVICES Mains water and electric. Electric heating plus multifuel burner.

RENT ADJUSTMENT FOR PET INCLUSION Where it is agreed that the landlord will allow a pet(s) as part of a tenancy, the advertised rent will be subject to an increase of £25.00 (Twenty Five Pounds) PCM. There is no guarantee that the Landlord will agree to accepting a pet or pets and where this might be considered full details of the pet(s) will be required for consideration.

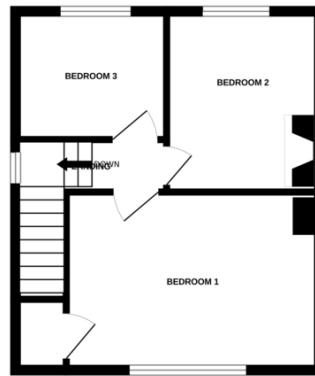
THE GARDEN As mentioned above, this property has a large garden. Applicants must be prepared to maintain the garden to a good standard with regular seasonal grass cutting and general tending. There is a driveway for parking. The lawned garden cannot be used as a parking area or for storage of vehicles or anything unsightly.



GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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