



## 40 Blackbird Drive, Bury St. Edmunds, Suffolk, IP32 7GQ

£2,100 PCM

- FOUR BED DETACHED HOUSE
- ENSUITE & STUDY
- MUST BE SEEN !
- FULLY REDECORATED THROUGHOUT
- POPULAR MORETON HALL LOCATION
- Utilities: Gas/ Electric/ Mains water & Sewerage
- NEW CARPETS & FLOORING
- GARAGE AND PARKING

## Directions

## Viewings

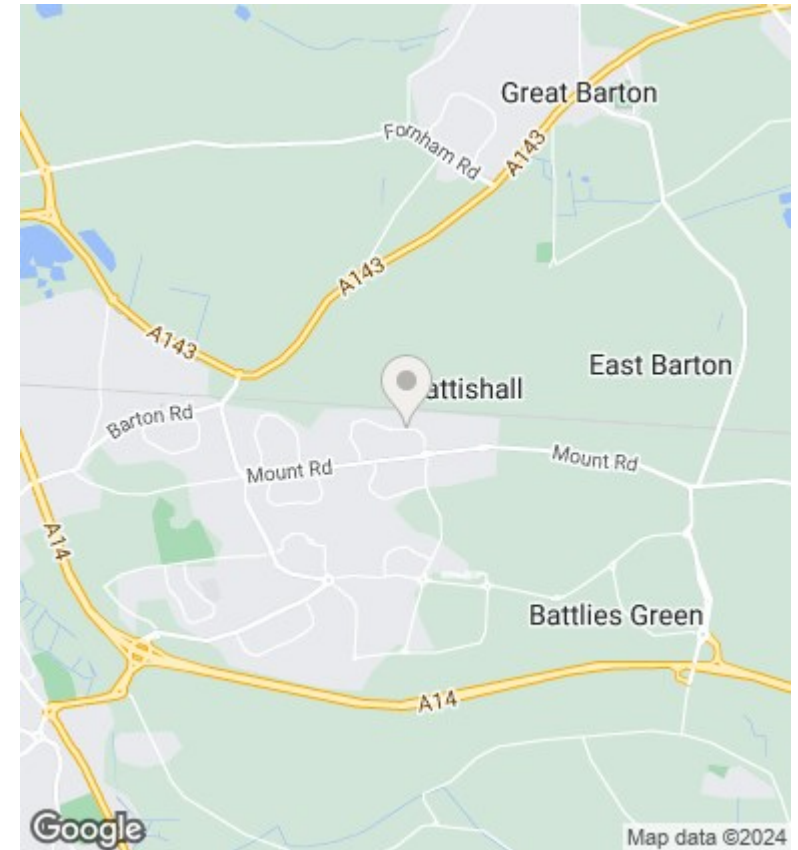
Viewings by arrangement only. Call 01284 766884 to make an appointment.

## Council Tax Band

D

## EPC Rating:

C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Holding deposit equivalent to one week's rent required upon application. Other fees may apply during the tenancy.