

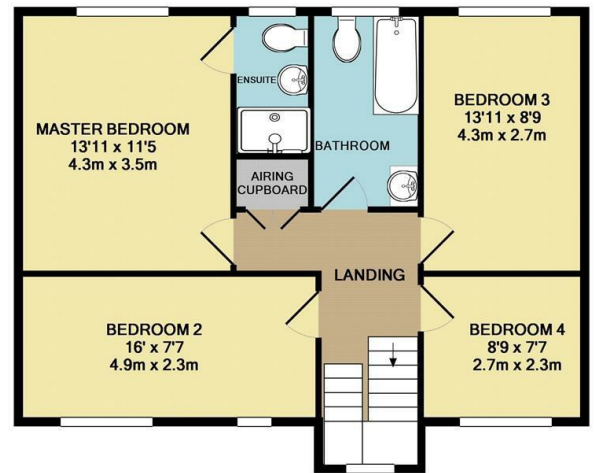


**Homestead Drive, Beck Row, Suffolk, IP28 8AU**  
**Rent - £1,325 PCM      Deposit - £1,528**

- DETACHED HOUSE
- 4 GOOD SIZED BEDROOMS
- SEPERATE UTILITY ROOM
- FAMILY BATHROOM, EN-SUITE & CLOAKROOM
- ENCLOSED GARDEN & AMPLE PARKING
- CLOSE TO RAF BASES
- OIL HEATING & ENERGY RATING D
- APPROXIMATE - 1477 SQFT
- PETS CONSIDERED
- AVAILABLE NOW



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	
100 energy efficient - lower running costs				100 environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) A				(81-91) A	
(69-80) B				(69-80) B	
(55-68) C				(55-68) C	
(39-54) D				(39-54) D	
(29-38) E				(29-38) E	
(15-28) F				(15-28) F	
(1-14) G				(1-14) G	
All energy efficient - higher running costs				All environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	69	England & Wales	
			56		
				62	
				50	



GROUND FLOOR  
APPROX. FLOOR  
AREA 805 SQ.FT.  
(74.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 671 SQ.FT.  
(62.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1477 SQ.FT. (137.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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