



Kings Road

Bury St Edmunds IP33 3DP

£995 pcm

**MaxwellBrown**

Independent Property Agents

### TO LET – AVAILABLE IMMEDIATELY

A charming Victorian town house situated an easy walk from the centre of this historic town with its wide range of amenities. The property has been imaginatively remodelled and modernised to incorporate open planned ground floor living with oak floor and fitted luxury kitchen with a large bedroom to the first floor with mezzanine bed area and bathroom. The property has electric heating. Parking is on street with a permit for Zone H available from the local council.



Part glazed door to:

Lounge:

Oak block flooring, staircase to first floor with shelves and cupboard under, inset ceiling spot lights, radiator, window to front, open to:

Kitchen area:

Cherry wood fronted units comprising 1 ½ bowl inset single drainer stainless steel sink unit with mixer tap and cupboards under, work surfaces with cupboards, drawers and space under, two eye level units, ceramic hob, Zanussi oven with extractor hood over, peninsular breakfast bar. Ceramic tiled floor, part glazed door to: covered utility storage,

First floor

Bedroom:

Oak flooring, exposed central beam, sealed unit double glazed window to front, access to loft, smoke detector, inset ceiling spot lights, ladder steps to mezzanine bed area, with built in television & Velux window, dimmer switch, Oak doors to:

Airing cupboard

With lagged water tank and immersion heater, Indesit washing machine.

Bathroom:

White suite comprising panelled bath with Mira sport shower over, wash hand basin, low level flushing suite, fully tiled walls, ceramic flooring, mirrored fronted cabinet, and window to rear.

Fees:

Please note any prospective applicant will be required to pay £100 holding fee per applicant to secure this property whilst references are taken. A deposit of 1 months' rent will be held by the Deposit Protection Scheme during the tenancy and returned at the end provided all bills have been paid and the property is left undamaged.

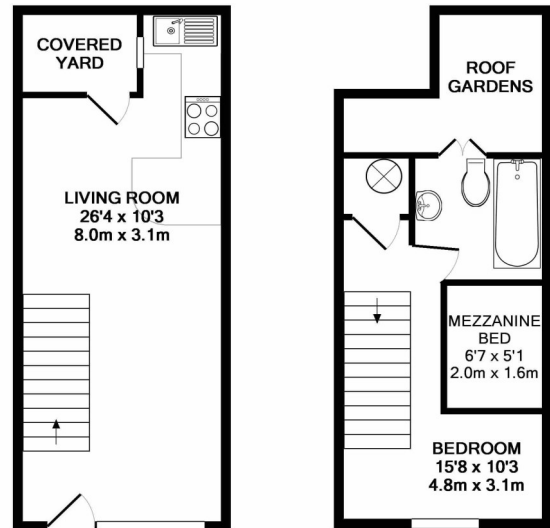
Council Tax:

Band A, West Suffolk Council.

Broadband availability:

Broadband type	Download speed	Upload speed
Standard	14MBPS	1MBPS
Superfast	202MBPS	29MBPS
Ultra Fast	1000MBPS	1000MBPS

Information from Ofcom.com



GROUND FLOOR  
APPROX. FLOOR  
AREA 271 SQ.FT.  
(25.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 249 SQ.FT.  
(23.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 520 SQ.FT. (48.3 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A	111   A	127   A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

