



Etna Road, Bury St. Edmunds, IP33 1JF

Rent - £1,200 Per Month Deposit - £1,384

A well-located two bedroom apartment within walking distance of Bury St Edmunds town centre. The accommodation is accessed via an entrance hall with a spiral staircase rising to the first floor, with useful storage space beneath.

The property offers an open plan lounge/dining area with the kitchen positioned off to the side, including an oven and hob. There are two double bedrooms, one with a built-in wardrobe, along with a bathroom fitted with a WC,

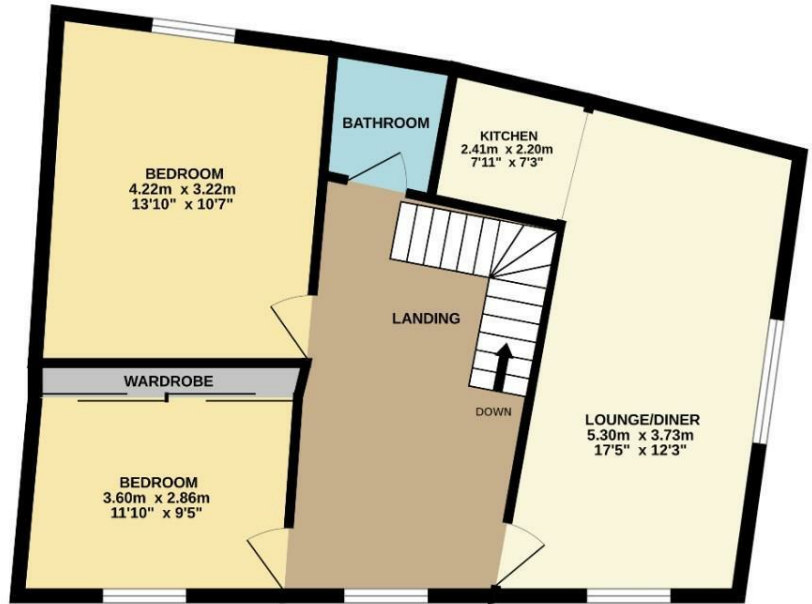
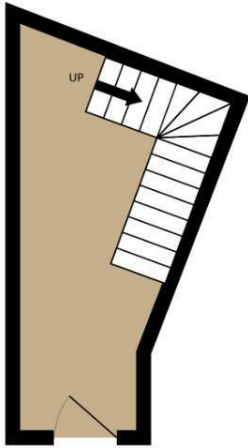
- TWO DOUBLE BEDROOMS
- TOWN LOCATION
- BUILT IN STORAGE
- WALKING DISTANCE TO TRAIN STATION
- COUNCIL TAX BAND - B
- OPEN PLAN LIVING
- GAS HEATING
- MODERN KITCHEN
- EPC RATING - C
- EARLY VIEWING ADVISED



Council Tax Band: B - EPC Rating: C 69

GROUND FLOOR
9.6 sq.m. (104 sq.ft.) approx.

1ST FLOOR
55.9 sq.m. (602 sq.ft.) approx.



TOTAL FLOOR AREA : 65.5 sq.m. (705 sq.ft.) approx.

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