

DAVID
BURR



38 Prince of Wales Close, Bury St Edmunds, Suffolk IP33 3SH

A spacious and well-presented two-bedroom apartment occupying a sought-after position on the Western side of Bury St Edmunds with the further benefit of an allocated parking space and visitor parking.

To Let £950.00 pcm

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Entrance via an independent staircase leading solely to apartment 38.

Entrance Hall: With airing cupboard, doors leading to:

Sitting room: A bright and airy room with window to side and ample reception space.

Kitchen: Open plan from the sitting room, the kitchen area is fitted with a range of wall and base units under worktops with a sink inset with drainer and window to side. Spaces for a dual oven with hob and extractor over and space for fridge/freezer.

Master bedroom: A spacious double bedroom.

Bedroom 2: Bedroom with window to side.

Bathroom: With WC, handwash basin, panel bath with shower attachment over.

Outside: One allocated parking space and guest parking.

Access

Long Melford 14 miles
Newmarket 15 miles
Stowmarket 15 miles
Sudbury 17 miles
Cambridge 30 miles

NOTICE

In line with the Estate Agents Act 1979, prospective lessees should be aware that the property is owned by a director of David Burr.



SERVICES: Mains water and electricity and drainage.

NOTE: None of the services have been tested by the agent.

EPC: D

LOCAL AUTHORITY: West Suffolk Council.

Viewing strictly by appointment with David Burr.

www.davidburr.co.uk

Bury St Edmunds	(01284) 725 525
Castle Hedingham	(01787) 463 404
Clare	(01787) 277 811
Leavenheath	(01206) 263 007
Long Melford	(01787) 883 144
Woolpit	(01359) 245 245
Newmarket	(01638) 669 035
London	(020) 78390 888

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