



## Myrtlewood Road , Bury St. Edmunds, IP32 6TR

Isaac Estates are delighted to market this well presented, three bedroom, three storey town house located on the Popular Marham Park Development, conveniently located to the A14.

The house is set over three floors and offers entrance hallway, cloakroom, sitting room, kitchen / dining room and utility area. There are two double sized double bedrooms to the first floor and family bathroom.

The third floor offers master bedroom with dressing area and en-suite shower room.

Externally there is an enclosed rear garden, single garage and parking.

Viewing highly recommended.

£1,700 Per month

# Myrtlewood Road

, Bury St. Edmunds, IP32 6TR



- WELL PRESENTED THREE STOREY HOUSE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES INCLUDED
- MASTER BEDROOM TO THIRD FLOOR WITH DRESSING AREA AND EN-SUITE SHOWER ROOM
- COUNCIL TAX BAND D, VIEWING HIGHLY RECOMMENDED
- SITUATED ON THE POPULAR MARHAM PARK DEVELOPMENT
- UTILITY AREA, CLOAKROOM
- ENCLOSED REAR GARDEN, SINGLE GARAGE, DRIVEWAY PARKING
- ENTRANCE HALLWAY, SITTING ROOM
- TWO DOUBLE BEDROOMS TO FIRST FLOOR, FAMILY BATHROOM
- MINIMUM TERM CONTRACT TWELVE MONTHS, EPC 85B



Directions



# Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>85</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	