



**5 Church Cottages The Street, Fornham All Saints  
 Bury St Edmunds IP28 6JW  
 £1,200 PCM**

A recently refurbished cottage within the heart of a popular village in close proximity to Bury St Edmunds town. The refurbishment includes an extension of the original property to house a new kitchen which overlooks the garden and a downstairs cloakroom, a newly fitted upstairs upstairs bathroom along with redecorated accommodation and new flooring throughout.

- REFURBISHED AND EXTENDED COTTAGE
- SPACIOUS KITCHEN
- OPEN PLAN LIVING/ DINING ROOM
- DOWNSTAIRS CLOAKROOM
- TWO FIRST FLOOR BEDROOMS
- FIRST FLOOR BATHROOM
- UNFURNISHED
- EPC D, COUNCIL TAX BAND B
- ELECTRIC HEATING
- AVAILABLE NOW



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 85-92 (A)	Very energy efficient - lower running costs 93-100 (A+)	Very environmentally friendly - lower CO <sub>2</sub> emissions 85-92 (A)	Very environmentally friendly - lower CO <sub>2</sub> emissions 93-100 (A+)
81-84 (B)	85-88 (B)	81-84 (B)	85-88 (B)
69-80 (C)	70-84 (C)	69-80 (C)	70-84 (C)
55-68 (D)	55-68 (D)	55-68 (D)	55-68 (D)
39-54 (E)	39-54 (E)	39-54 (E)	39-54 (E)
21-38 (F)	21-38 (F)	21-38 (F)	21-38 (F)
1-20 (G)	1-20 (G)	1-20 (G)	1-20 (G)
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC