

Clarke Philips

Estate Agents & Property Management



£1,200 Per Month

1 LIME CLOSE | BURY ST. EDMUNDS | IP28 8WY

Well presented two bedroom ground floor maisonette situated on a popular modern development in Red Lodge. Offers excellent access to A11/A14, USAF MILDENHALL & LAKENHEATH and benefitting from Open plan kitchen lounge/Diner, en-suite to master bedroom, parking and shared enclosed garden to rear. Viewing highly recommended. Available End of April/May 26.

Entrance Hall

Storage cupboard. Part glazed door to front aspect.

Lounge/Diner 16'10" x 11'3" (5.13 x 3.43)

Two windows to front aspect, space for dining table, opening into Kitchen;

Kitchen 9'10" x 6'1" (2.99 x 1.85)

Wide range of wall and base units with draws, built in oven with gas hob and extractor over, integrated fridge freezer and plumbing for washing machine and slim line dishwasher. Inset 1 and half bowl sink with drainer and tiled splash back. Window to rear aspect.

Master Bedroom 11'2" to '0" wardrobe door x 8'1" (3.40 to 0.00 wardrobe door x 2.47)

Window to front aspect, fitted wardrobes to one wall with mirrored doors.

En-suite 8'2" x 5'8" MAX (2.48 x 1.73 MAX)

Single shower cubical with tiled walls, pedestal sink, low level WC, window to front aspect.

Bedroom 2 9'3" x 6'11" (2.81 x 2.10 (2.82 x 2.11))

Window to rear aspect.

Bathroom 6'11" x 5'7" (2.12 x 1.71 (2.11 x 1.70))

Panel bath with shower over, part tiled walls, pedestal sink and low level WC, heated towel rail and window to rear aspect. Airing cupboard.

Inner Hall

Garden

Enclosed shared garden to rear, mainly laid with artificial lawn and gated access.

Parking

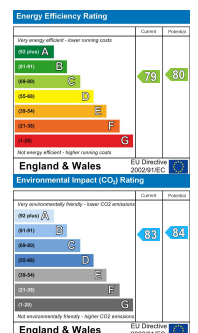
Allocated parking space.

Directions

01638 750241

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www.clarkephilips.co.uk



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.