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Estate & Letting Agents



## Blackbird Road, Bury St Edmunds, Suffolk, IP28 8HL

**Rent - £1,200 PCM      Deposit - £1,384**

A well-presented three-bedroom detached home ideally located close to RAF Mildenhall and Lakenheath.

Offering a spacious reception room, newly fitted kitchen, three well-proportioned bedrooms and family bathroom.

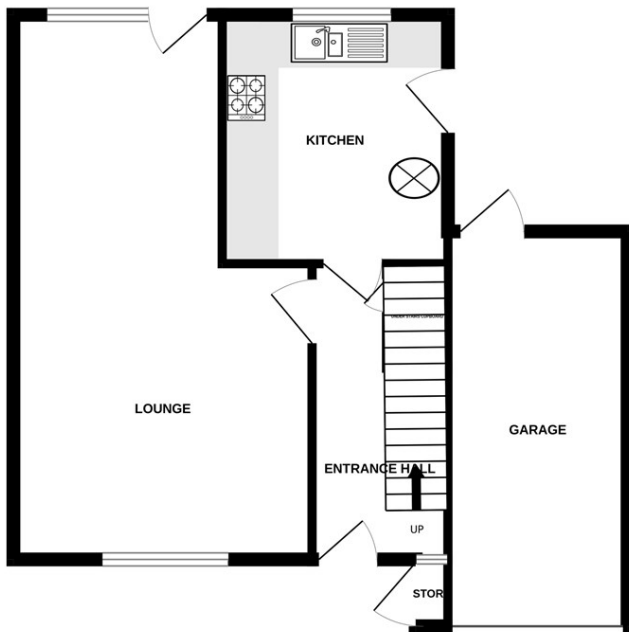
The property also includes parking for one vehicle, single garage and enclosed rear garden.

- ENTRANCE HALL
- NEW KITCHEN
- BATHROOM
- UPVC DOUBLE GLAZING
- GARAGE, GARDENS
- LIVING ROOM
- 3 BEDROOMS
- SEPARATE W.C
- OIL FIRED CENTRAL HEATING
- EPC RATING E

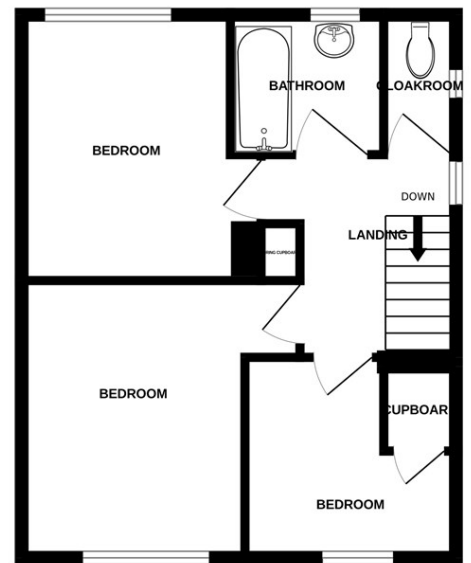


Council Tax Band: B - EPC Rating: E 44

GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 sq.m.) 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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