



## 22 Andrews Walk, Bury St. Edmunds, IP32 6SJ

£1,375 Per Month

- SPACIOUS FAMILY HOME
- THREE BEDROOMS
- GARAGE WITH ELECTRIC DOOR
- DOUBLE GLAZED
- LARGE KITCHEN / DINER
- WALK IN WARDROBE TO BEDROOM ONE
- ENCLOSED GARDEN TO REAR
- CONSERVATORY
- OFFICE AREA
- GAS CENTRAL HEATING

Directions

Viewings

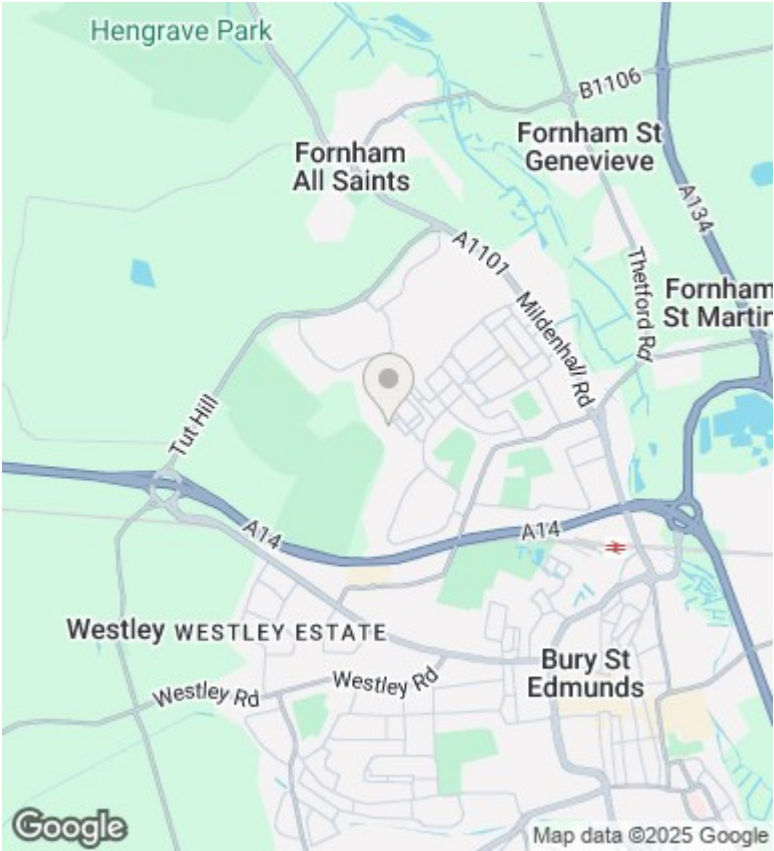
Viewings by arrangement only. Call 01284 766884 to make an appointment.

Council Tax Band

B

EPC Rating:

C



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 84        |
| (69-80) C                                   | 73                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Holding deposit equivalent to one week’s rent required upon application. Other fees may apply during the tenancy.