



## Church Lane, Bury St. Edmunds, Suffolk, IP28 6AY

Rent - £1,450 Per Month

Deposit - £1,673

A well-presented and extended three-bedroom semi-detached home set within the peaceful village of Barton Mills, enjoying attractive views across nearby countryside. The property has recently been refreshed throughout, including new flooring and carpets, and offers a practical layout ideal for families or professional tenants. The ground floor includes an entrance hall with storage, a generous kitchen/breakfast room with garden access, a spacious living room, a separate dining area, and a convenient cloakroom.

- THREE BEDROOMS
- BATHROOM AND DOWNSTAIRS WC
- COUNTRYSIDE VIEWS
- GARAGE & PARKING
- COUNCIL TAX BAND - C
- SEMI DETACHED
- VILLAGE LOCATION
- ENCLOSED GARDEN
- EPC RATING - D
- EARLY VIEWING ADVISED



Council Tax Band: C - EPC Rating: D 66

GROUND FLOOR  
56.8 sq.m. (612 sq.ft.) approx.



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



TOTAL FLOOR AREA : 96.5 sq.m. (1039 sq.ft.) 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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