



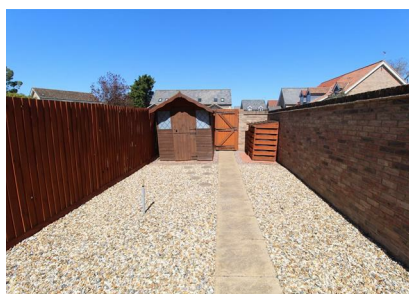
Queensway, Bury St. Edmunds, IP28 7JY

Rent - £1,250 PCM Deposit - £1,442

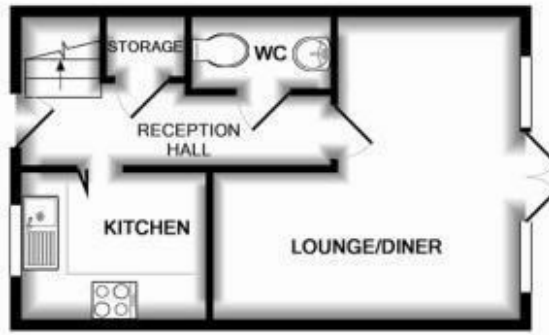
This modern two bedroom end of terrace home is ideally positioned within walking distance of Mildenhall town centre, offering a well presented and practical layout throughout. The ground floor features a fitted kitchen with appliances, a convenient downstairs WC and a spacious lounge/diner with direct access to the rear garden.

Upstairs, the property offers two double bedrooms and a family bathroom, making it a great option for couples, professionals or a small family. Outside, there is a fully enclosed, low maintenance rear garden together with

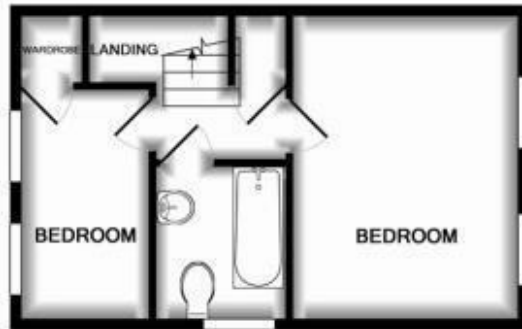
- TWO BEDROOMS
- LOUNGE DINER
- DOWNSTAIRS WC
- ALLOCATED PARKING
- GAS/ HEATING - C
- MODERN HOME
- FITTED KITCHEN
- ENCLOSED GARDEN
- TOWN LOCATION
- AVAILABLE NOW



Council Tax Band: B - EPC Rating: C 78



GROUND FLOOR
APPROX. FLOOR
AREA 298 SQ.FT.
(27.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 296 SQ.FT.
(27.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 594 SQ.FT. (55.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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