



## Hall Lane

Elmswell, Bury St. Edmunds, IP30 9JH

Isaac Estates Ltd are delighted to offer this beautifully presented two double bedroom terraced house, located in the well served village of Elmswell.

£1,000 Per month

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- MODERN TERRACED HOUSE
- ENTRANCE HALLWAY, CLOAKROOM
- OPEN PLAN KITCHEN WITH INTEGRATED POVEN AND HOBM FRIDGE / FREEZER AND WASHING MACHINE
- SITTING ROOM / DINING ROOM
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- FURTHER SECOND DOUBLE BEDROOM
- FAMILY BATHROOM
- REAR GARDEN, GAS CENTRAL HEATING
- ALLOCATED PARKING SPACE
- MINIMUM TERM CONTRACT TWELVE MONTHS



Directions





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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