



## Cobb Close , Bury St. Edmunds, IP32 7LG

Isaac Estates are delighted to market this well presented two double bedroom town house, situated on the popular Moreton Hall Development.

In brief, the property consists entrance hallway, cloakroom, refitted kitchen with integrated appliances included, sitting room / dining room with oak flooring and French doors leading to the rear garden.

The first floor offers two good sized double bedrooms, both with fitted wardrobes and family bathroom. Externally there is a pleasant low maintenance enclosed rear garden and an allocated parking space.

Viewing Highly recommended

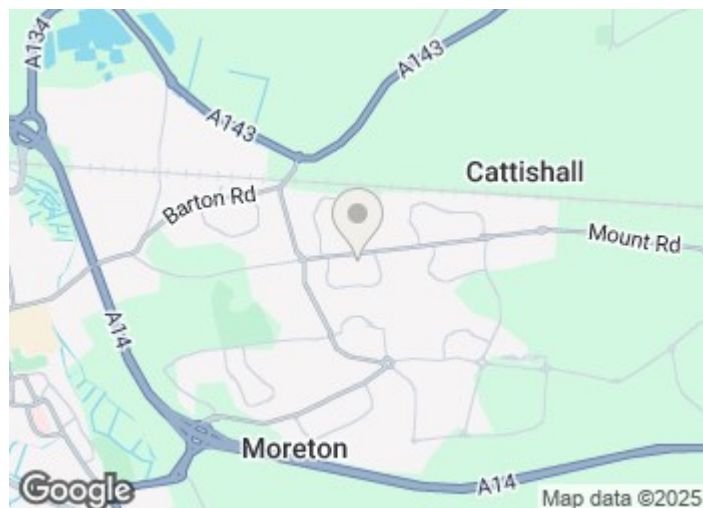
**£1,250 Per month**

# Cobb Close

, Bury St. Edmunds, IP32 7LG



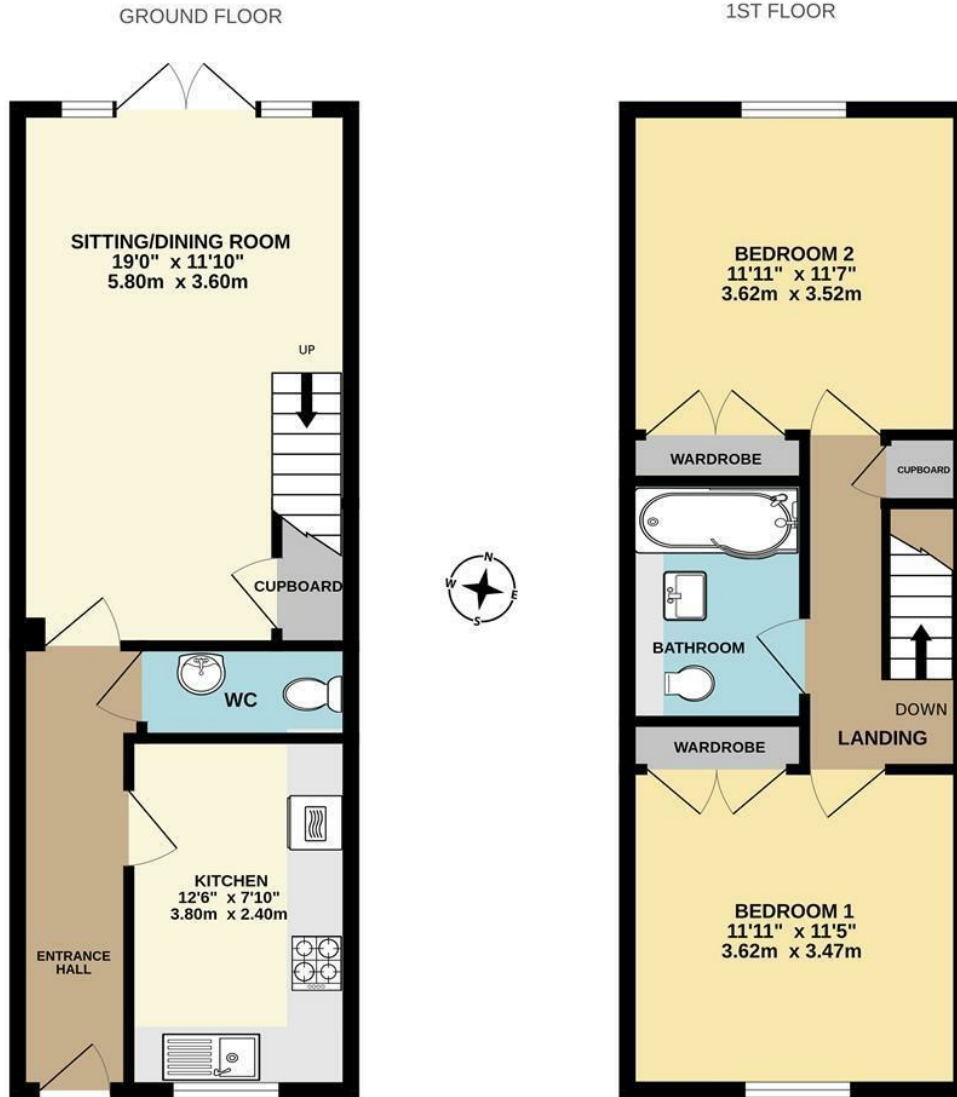
- MODERN TWO BEDROOM TOWN HOUSE
- REFITTED KITCHEN WITH INTEGRATED APPLIANCES INCLUDED
- FAMILY BATHROOM, GAS CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED, COUNCIL TAX BAND B
- SITUATED ON THE POPULAR MORETON HALL DEVELOPMENT
- SITTING ROOM / DINING ROOM WITH OAK FLOORING, FRENCH DOORS LEADING TO THE REAR GARDEN
- MINIMUM TERM CONTRACT TWELVE MONTHS, EPC 75C
- ENTRANCE HALLWAY, CLOAKROOM
- TWO DOUBLE BEDROOMS, BOTH WITH FITTED WARDROBES
- LOW MAINTENANCE ENCLOSED REAR GARDEN, ONE ALLOCATED PARKING SPACE



Directions



# Floor Plan



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	