## Isaac Estates

Sales and Lettings









## Manor Ash Drive

## , Bury St. Edmunds, IP32 7HN

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

The property is set over two floors and offers front porch, sitting room, kitchen / dining room with electric oven and hob included, sliding patio doors garden to the enclosed garden area.

The first floor offers master bedroom with en-suite bathroom, a further double bedroom and family bathroom.

Available End of March 2025. Sorry no pets

£1,200 Per month

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- MODERN TERRACED HOUSE SITUATED ON MORETON HALL
- MASTER BEDROOM WITH REFITTED EN-SUITE SECOND BEDROOM, FURTHER REFITTED SHOWER ROOM
- GAS CENTRAL HEATING, EPC 67D
- AVAILABLE END OF MARCH 2025
- FORNT PORCH, SITTING ROOM
- FAMILY BATHROOM
- MINIMUM TERM CONTRACT TWELVE MONTHS COUNCIL TAX BAND B
- KITCHEN / DINING ROOM WITH ELECTRIC OVEN AND HOB
- ENCLOSED REAR GARDEN WITH GARDEN SHED



**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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(30-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC