

*A well presented three bedroom mid-terrace property situated on a popular development on the outskirts of Bury St Edmunds*



RENT

£1,250 PCM

Ref: R1739

Address

6 Blake Walk  
Bury St Edmunds  
Suffolk  
IP32 7PZ



A three bedroom mid-terrace property with kitchen/breakfast room, sitting/dining room and downstairs cloakroom. Master bedroom with en-suite and two further bedrooms and family bathroom. Private enclosed rear garden. Single garage with one parking space.

To let unfurnished on an Assured Shorthold Tenancy for a term of twelve months with a view to extending.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
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*And at The London Office*  
40 St James' Place  
London SW1A 1NS

## Location

6 Blake Walk is set on the popular Moreton Hall Development within easy reach of Bury St Edmunds.

Bury St Edmunds is a popular, historic market town which has a comprehensive array of leisure and retail facilities, schooling and with easy access to the A14, which links to London via the A11/M11, Cambridge and the Midlands to the west. There are train services to Ipswich and onto London Liverpool Street and also to Cambridge with connecting services to London Kings Cross.

## The Accommodation

On entering the property through the front door, a door leads to the Cloakroom and further doors lead into the Kitchen/Breakfast room with a good range of base and eye level units with work surface over. Integrated single electric oven. Integrated dishwasher, washing machine and fridge freezer. French doors from the Sitting/Dining Room lead to the rear garden. To the rear of the garden a gate leads to the single garage with parking to the front for one car.



## Outside

Adjoining the front door are two floral boarders. To the rear of the property is pleasant enclosed garden. Immediately adjoining the house is a good size paved seating area and area laid to grass beyond, together with well stocked floral boarders. There is a bin store to the rear garden and with a gate giving access to the parking area, where there is single garage with one parking space in front.



**Viewing** Strictly by appointment with the agent.

**Services** Mains water, electricity, drainage and gas connected. Gas fired central heating.

**Broadband** To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating C (copy available from the agents upon request).

**Council Tax** Band C; £1,942.11 payable per annum 2025/2026.

**Local Authority** West Suffolk Council.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**January 2026**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C	78   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Directions

Heading west A14 take the exit at junction 44 and take the third exit signposted Moreton Hall Development. Proceed straight over the next roundabout (second exit), onto Bedingfield Way, passing Sainsbury's on your right. At the next roundabout take the third exit onto Skyliner Way. Take the first left into Primack Road and follow around to the right. Pedestrian access to Blake Walk is near the large Oak tree on the left hand side. The garage for the property can be found by taking the next right turning into Mortimer Road, turn immediately left and the garage (middle of the three) and parking can be found on the right hand side. For those using What3words app: ///landmark.coder.trump



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