



Bolton Street | Lavenham | CO10 9RG

£1050 pcm

Available in August is this beautifully presented two-bedroom semi-detached property. Located in the centre of the very popular village of Lavenham. The accommodation benefits from large reception rooms, one double bedroom and generous garden. Call now to secure a viewing.

- Available August
- Popular Location
- Three Reception Rooms
- Two Bedrooms
- Large Garden
- On Road Parking

LIVING ROOM 12' 2" x 10' 8" (3.71m x 3.25m) Enter from the front door into the living room. Window to front aspect. Feature fireplace and surround. Open plan to family room.

FAMILY ROOM 9' 8" x 10' 5" (2.95m x 3.20m) Continues from the living room in open plan style, separated by fireplace and surround. Currently used as a dining room. Stairs to first floor and storage cupboard under the stairs.

DINING ROOM 12' 2" x 7' 3" (3.71m x 2.23m) Double doors from family room into dining. Light and open space with patio doors leading to garden. Archway into kitchen.

KITCHEN 6' 9" x 7' 8" (2.08m x 2.35m) Range of matching wall and base units with electric oven and gas hob with extractor fan over. Integrated fridge freezer and space under the counting for a washing machine. Window to rear overlooking the garden.

LANDING Doors to bathroom, master bedroom and bedroom two.

MASTER BEDROOM 12' 8" x 10' 10" (3.87m x 3.32m) Large double bedroom with dual windows to the front aspect. Small built-in wardrobe with feature fireplace.

BEDROOM TWO 7' 11" x 9' 8" (2.42m x 2.96m) Window to rear aspect. Feature fireplace.

BATHROOM Paneled bath with shower over, pedestal sink and WC. Window to rear aspect.

Local Authority – Babergh District Council
Council Tax Band – C
Post Code – CO10 9RG



Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: sudbury@bychoice.co.uk

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
51	82
England & Wales	EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
47	82
England & Wales	EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

