



Lodge Cottages | Chevington Road | IP29 5SW

Approached by a long private driveway is this delightful and charming 2 bedroom cottage set in stunning grounds 0.75acre (approx.) with pond. The property located on the edge of Horringer, has been refurbished throughout with modern kitchen, four piece bathroom suite, 2 reception rooms and lots of character through out.

£2,000 pcm

- Large Garden (0.75 acres approx.)
- Private, long driveway
- 2 Reception Rooms
- Four Piece Suite Bathroom
- Character Home
- Located on the edge of Horringer

Approximate Room Sizes

KITCHEN 11' 10" x 10' 10" (3.61m x 3.3m) Double glazed window to rear, range of base units with work surfaces over and splash back, integrated double eye level oven, fridge/freezer, dishwasher & washing machine

DINING ROOM 11' 10" x 10' 6" (3.61m x 3.2m) Double glazed window to front, stairs ascending

LIVING ROOM 15' 1" x 15' 9" (4.6m x 4.8m) Double glazed windows to front and French doors leading to the garden

CLOAKROOM Double glazed window to rear, W/C, wash hand basin

LANDING

BEDROOM ONE 15' 5" x 15' 9" (4.7m x 4.8m) Double glazed window to front & side

BEDROOM TWO 11' 10" x 10' 6" (3.61m x 3.2m) Double glazed window to rear

BATHROOM Double glazed window to front, freestanding bath, fully tiled shower cubicle, W/C, wash hand basin

OUTSIDE Stunning gardens which is mainly laid to lawn, large pond with timber jetty, bespoke footbridge, an abundance of mature trees & shrubs.

Gardener included.

Agents Note (All fees are inclusive of VAT)

- Excellent references will be required by anyone renting through Bychoice
- A deposit equal to five weeks rent will be required
- A holding deposit equal to one weeks rent will be required on application
- Tenants will be required to provide their own contents insurance



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs 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 a guide to any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaplan (2022)



Contact Details

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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

