

Summary

A two bedroom semi-detached home situated in the highly sought after historic village of Lavenham. Accommodation comprises a sitting/dining room, modern fitted kitchen, two bedrooms and bathroom. Externally the property overlooks a greensward to the front and benefits from both front & rear gardens. It is just a short walk away from the historic village centre and all of the amenities it has to offer, including two co-ops, pharmacy, doctors surgery, bakery, butchers, a plethora of pubs & restaurants. as well as a range of cafe's and independent shops. NO ONWARD CHAIN.

Description

Approximate Room Sizes

HALLWAY Front door into hallway with further doors leading to the sitting/dining room and kitchen. Stairs ascending to first floor landing.

SITTING/DINING ROOM 20' 2" x 11' 2" (6.15m x 3.4m) Two double glazed windows, one overlooking the greensward to the front and the other overlooking the rear garden. Gas fireplace with back boiler behind.

KITCHEN 9' 3" x 7' 5" (2.82m x 2.26m)

Doubled glazed window to rear aspect of the propety overlooking the rear garden. Door to side. Modern fitted kitchen comprising wall and base level units with work surfaces over. Incorporating an inset sink with drainer to side and mixer tap over. Integrated base level electric oven with electric hob and extractor fan over. Space and plumbing for washing machine and fridge/freezer.

LANDING With double glazed window to side, doors off to bedrooms and bathroom.

BEDROOM ONE 14' 3" x 9' 1" (4.34m x 2.77m) Double glazed window to front aspect overlooking the greensward. Door to over stair cupboard.

BEDROOM TWO 10' 9" x 10' 10" (3.28m x 3.3m) Double glazed window to rear aspect overlooking the garden. Door to airing cupboard housing the hot water cylinder.

BATHROOM 7' 9" x 5' 1" (2.36m x 1.55m) Double glazed window to rear and side aspect. Paneled bath with taps, wall mounted shower and glass shower screen over. Close coupled w/c, vanity unit with inset wash hand basin and mixer taps over, towel rail radiator.

GARDEN The front of the property is laid to lawn and enclosed by a low timber fence and mature box hedging. Path leads to front door and side access. The property enjoys views over the greensward to the front. The rear garden is predominately laid to lawn with mature planting throughout. Enclosed by a brick wall and fencing. Brick built shed with power and lighting.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Mains drainage, gas central heating, water & electric

Post Code – CO10 9QR

Viewings by appointment

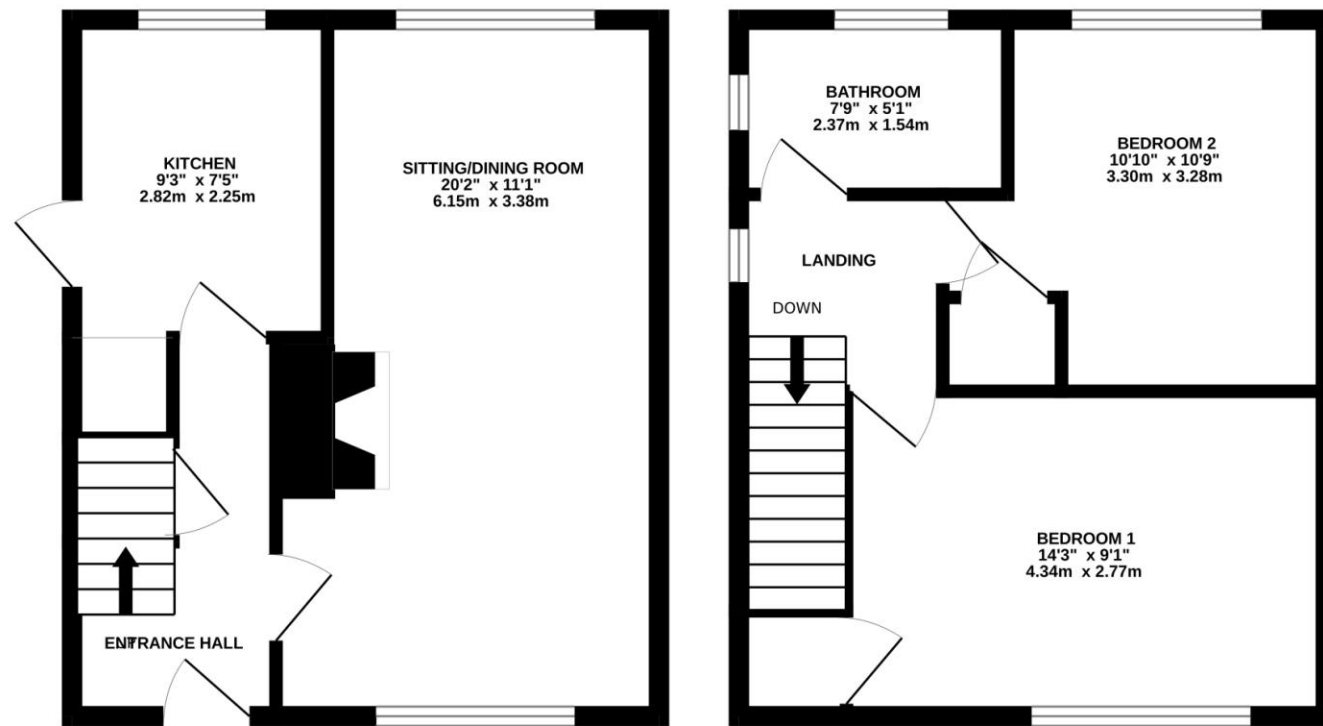
Bychoice Estate Agents

Tel: 01787 468400



GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.

1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

Spring Street | Lavenham | CO10 9QR

£250,000

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- Two Bedrooms
- Sitting/Dining Room
- Modern Fitted Kitchen
- Family Bathroom
- Front & Rear Gardens
- Overlooking Greensward
- Highly Sought After Historic Village Location