



**36 Prentice Street,  
Lavenham, Suffolk**

**DAVID  
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# 36 PRENTICE STREET, LAVENHAM, SUDBURY, SUFFOLK, CO10 9RD

Lavenham is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous church and of course the National Trust's Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a good selection of shops and services. The market town of Sudbury is about 7 miles south and it provides a commuter rail link to London Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

A charming character cottage in need of full renovation in a superb central village location. The property currently contains two rooms at both ground floor and first floor and there is the clear potential for significant extension and remodelling (subject to any necessary permissions). The property benefits from a substantial 85ft long garden and there is ample on street parking available in the vicinity.

## **A two-bedroom character cottage in need of full renovation in a central village location with a substantial garden.**

Front door leading to:-

**SITTING ROOM: 13'0" x 11'3"** (3.96m x 3.42m) A well-proportioned room with exposed timbers and a fireplace with exposed mellow red brick chimney breast with oak bressumer beam and a brick hearth. Useful storage cupboard off and door leading to:-

**DINING ROOM: 11'8" x 5'9"** (3.55m x 1.74m) With various storage cupboards off and staircase rising to first floor. This area has the potential to be reconfigured into a dining space with a cloakroom and utility cupboard off which runs through to an extension providing space for a kitchen (subject to any necessary permissions).

### **First Floor**

**LANDING AREA:** With openings leading to:-

**BEDROOM 1: 13'1" x 10'5"** (3.99m x 3.18m) With exposed floorboards and a sash window overlooking the street scene and a storage cupboard off.

**BEDROOM 2: 11'3" x 7'1"** (3.44m x 2.15m) Separated presently by open studwork to bedroom one and with a window overlooking the property's rear garden and a loft hatch leading to roof space with further conversion potential (subject to any necessary consents).

### **Outside**

The property's rear garden measures approximately 75ft in length and provides ample space for an extension and/or an outbuilding or office cabin (subject to any necessary consents).

**SERVICES:** Main water and drainage. Main electricity connected. **NOTE:** None of these services have been tested by the agent.

### **AGENTS NOTES**

The property is Grade II listed and situated in a conservation area.

The property is available to cash buyers only.

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Planning permission was once obtained (and has since lapsed) for remodelling and extension. Search Babergh District Council planning portal using reference B/06/01594 for more information and see photograph below for reference to the proposed floorplan layout.

**EPC RATING:** Exempt.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:** TBC

**TENURE:** Freehold

**WHAT3WORDS:** ///message.nozzle.signature

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





