



High Street | Lavenham | CO10 9PT

£1,500 pcm

A spacious property located within the historic village of Lavenham. Benefiting from an open plan kitchen/diner, 3 bedrooms, ensuite to master bedroom, separate bathroom and off road parking. Central Lavenham meaning only a short walk to two local co-ops, pubs, restaurants and independent shops. Viewing is highly recommended. Small pets considered.

- Central Lavenham Location
- Modern Open Plan Kitchen/Diner
- Off Road Parking
- Close To Amenities
- Ensuite
- Bus Links To Sudbury & Bury St Edmunds
- Viewings Highly Recommended

Approximate Room Sizes

ENTRANCE HALL Door to small utility space, living room and dining room.

UTILITY ROOM Housing gas boiler, low level cabinet with space for a washing machine.

DINING ROOM Open plan design, leading to large kitchen space.

KITCHEN/BREAKFAST ROOM Large kitchen with modern a range of base and wall mounted cabinets with quartz worktop over. Integrated fridge/freezer and dish washer. Butler sink with window to rear aspect above. Large island with low level cupboards and wooden worktop. Two skylights and bifold doors opening up to enclosed private garden.

LIVING ROOM Window to front aspect, faux brick fireplace.

STUDY Office space beneath staircase, window to front aspect.

LANDING Doors to bedrooms and bathroom.

BEDROOM 1 Large bedroom with additional dressing room area, two skylights to front aspect, door to ensuite and built in wardrobe.

ENSUITE Floor to ceiling tiled, W/C, wash basin and bath with hand held shower.

BEDROOM 2 Window to side aspect, wall mounted radiator.

BEDROOM 3 Two skylights to rear aspect, wall mounted radiator.

BATHROOM Half tiled, wash basin with base unit below, W/C, bath with shower overhead.

OUTSIDE Bifold doors leading to low maintenance garden space and side access. Parking for 2 cars.

AGENTS NOTE The property will be newly decorated throughout.

Pets considered, small dog or cat.

The 2 large shrubs in the garden must be maintained by the tenants when needed.

Agents Note *(All fees are inclusive of VAT)*

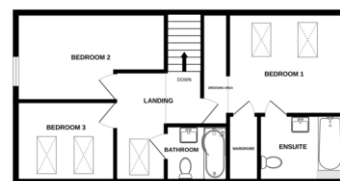
- Excellent references will be required by anyone renting through Bychoice
- A deposit equal to five weeks rent will be required
- A holding deposit equal to one weeks rent will be required on application
- Tenants will be required to provide their own contents insurance

Local Authority – Babergh District Council
Council Tax Band – B
Post Code – CO10 9PT

GROUND FLOOR
546 sq. ft. (50.7 sq.m.) approx.



1ST FLOOR
555 sq. ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 1101 sq. ft. (102.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. They are for guidance only and should be used as a guide only. The agent is not responsible for any errors or omissions and no guarantee is given as to their accuracy or efficiency. Use for general guidance only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(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		

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

