



Meadow Close | Lavenham | CO10 9RY

AVAILABLE NOW. Bychoice are delighted to offer TO LET this two bedroom flat located in the popular village of Lavenham. Benefits include: lounge, bathroom, kitchen, gas radiator heating, double glazing & balcony.

£650 pcm

- First Floor Flat
- Two Bedrooms
- Generous Lounge
- Fitted Kitchen
- Range Cooker
- Gas Central Heating
- Bathroom

Approximate Room Sizes

ENTRANCE HALL Single radiator, loft hatch. Doors to both bedrooms, utility room, bathroom and lounge.

LOUNGE 16' 8" x 10' 9" (5.09m x 3.28m) Spacious living area with double radiator and wooden cabinet. Side aspect window with doors to the balcony area, and kitchen.

KITCHEN 10' 5" x 5' 10" (3.19m x 1.80m) Fitted kitchen with range style cooker. Side aspect window.

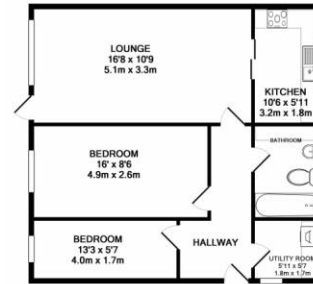
BEDROOM ONE 15' 11" x 8' 5" (4.87m x 2.58m) Double bedroom with single radiator and side aspect window.

BEDROOM TWO 13' 2" x 5' 6" (4.03m x 1.70m) Single radiator, side aspect window with curtains fitted. Currently there is a desk and wardrobe in the room although these could be removed prior to move in if requested.

BATHROOM Matching bathroom suite with toilet, basin, bath and shower extension. Also has a cupboard housing the gas central heating boiler. Single radiator and side aspect window.

UTILITY ROOM 5' 11" x 5' 6" (1.81m x 1.70m) Front aspect window. Also has a washing machine.

Local Authority – Babergh District Council
Council Tax Band – A
Post Code – CO10 9RY



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.
Made with Metropix G2018

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

Contact Details

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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		
	64	73
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		
	62	69
England & Wales		
EU Directive 2002/91/EC		

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