



Church Street | Lavenham | CO10 9QT

£1,250 pcm

Delightful Grade II listed cottage with 2 DOUBLE BEDROOMS in the centre of the ever popular village of Lavenham. Character beamed lounge with a dining area and feature inglenook fireplace, kitchen, dressing room off of the master bedroom and a charming garden room/study. Secluded garden.

- Grade II Listed Cottage
- Lounge With Fantastic Inglenook Fireplace
- Dining Room
- Kitchen & Garden Room
- 2 Double Bedrooms
- Master Bedroom With Dressing Room

## Approximate Room Sizes

**LOUNGE** 17' 06" x 11' 11" (5.33m x 3.63m) Spacious beamed room with feature inglenook fireplace with bressumer. Window to the front aspect.

**DINING AREA** 9' 00" x 8' 10" (2.74m x 2.69m) Window to the front aspect.

**KITCHEN** 8' 02" max x 7' 07" max (2.49m x 2.31m) Well fitted kitchen comprising of wall and base units with work surfaces over. Window to the rear aspect. With washing machine & fridge/freezer.

**GARDEN ROOM** 8' 06" x 7' 08" (2.59m x 2.34m) Bright room with french doors to the garden.

## FIRST FLOOR LANDING

**BEDROOM 1** 12' 09" x 10' 08" (3.89m x 3.25m) Spacious room with window to the front aspect.

**ENSUITE DRESSING ROOM** Useful dressing room with window to the front aspect.

**BEDROOM 2** 10' 08" x 9' 02" (3.25m x 2.79m) Spacious room with window to the front aspect.

**BATHROOM** Bright bathroom with a corner bath and shower attachment over, low level WC and pedestal sink.

W/C

**OUTSIDE** The property benefits from a low maintenance courtyard garden to the rear.

## 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

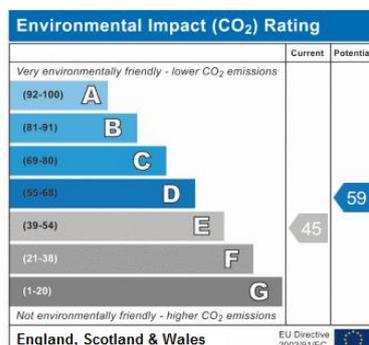
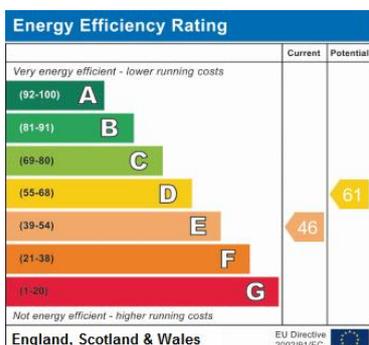
Local Authority – Babergh District Council  
Council Tax Band – E  
Post Code – CO10 9QT



GROUND FLOOR



1ST FLOOR



## 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

