



High Street | Lavenham | CO10 9PX

AVAILABLE IN MARCH, A two bedroom first floor maisonette on Lavenham High Street. Benefits include lounge, study, kitchen breakfast room & refitted bathroom.

£800 pcm

- 2 Bedrooms
- Study
- Lounge
- Kitchen Breakfast Room
- Refitted Bathroom
- Village Centre Location
- Exposed Beams

## Approximate Room Sizes

HALLWAY Door leading to Lavenham High Street. Stairs leading to the first floor, 2 radiators, large storage cupboard.

LOUNGE 11' 6" >5' 5" x 11' 5">7' 0"  
(3.51m>1.66m x 3.5m>2.14m)

KITCHEN BREAKFAST ROOM 12' 7" x 7' 6"  
(3.84m x 2.29m) Window to the rear, range of base and wall units, roll edge work surfaces with inset bowl and drainer sink unit, radiator.

STUDY 8' 0" x 7' 4">5' 3" (2.46m x 2.24m>1.61m) Window to the side, wall mounted gas fired boiler.

BEDROOM 1 11' 0" x 11' 0" (3.37m x 3.37m)  
Sash window to the front, radiator.

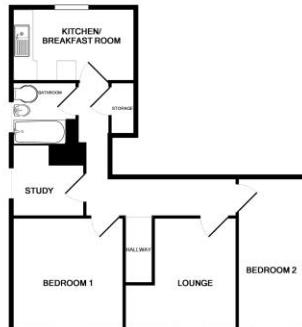
BEDROOM 2 16' 4" x 6' 11" (4.99m x 2.13m)  
Sash window to the front, radiator.

## 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

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Local Authority – Babergh District Council  
Council Tax Band – B  
Post Code – CO10 9PX  
Please Note – xxxxxxxxxxxxxxxxxxxxxxxxxx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission. The plan is for identification purposes only and is not to scale. It is the responsibility of any prospective purchaser to have an independent survey carried out. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given. Made with Mapix 02/14



## 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 are 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

