

Bychoice

ESTATE AGENTS



Lower Street, Cavendish

£998

Property Summary

Available in September, a charming two-bedroom cottage in the sought-after village of Cavendish, offering off-road parking and a generous rear garden. Call now to secure a viewing.

- Available in September
- Village location
- 2 bedrooms
- Spacious open plan sitting/dining room
- Off road parking
- South facing garden



THE PROPERTY

Welcome to this charming two-bedroom cottage, ideally situated in the picturesque Suffolk village of Cavendish. Offering characterful accommodation, a generous south-facing garden, and off-road parking for one vehicle, this delightful home combines village charm with practical everyday living.

The ground floor opens into a welcoming living room, leading through to a separate dining room, creating two distinct reception spaces ideal for relaxing and entertaining. To the rear of the property is a well-appointed kitchen with ample storage and workspace, along with a family bathroom.

Upstairs, the cottage offers two well-proportioned bedrooms, both benefiting from built-in storage cupboards and enjoying plenty of natural light.

Externally, the property boasts a generous south-facing rear garden, perfect for enjoying the sunshine throughout the day, together with the convenience of off-road parking for one vehicle.



THE LOCATION

Located in the heart of the highly sought-after village of Cavendish, the property enjoys a peaceful setting within one of Suffolk's most attractive villages.

Cavendish is renowned for its beautiful period properties, village green, traditional pubs, café, and strong sense of community. Surrounded by stunning countryside, the village offers an abundance of scenic walks while remaining within easy reach of the nearby market towns of Clare, Sudbury, and Bury St Edmunds, providing a wider range of shopping, schooling, and leisure facilities.



GROUND FLOOR
386 sq.ft (35.9 sq.m.) approx.



1ST FLOOR
290 sq.ft (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft (62.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		

Additional Information

Council Tax Band: B

Local Authority: West Suffolk District Council

Post Code: CO10 8AQ

Viewings by appointment only

Tel: 01787 468408

Email: lettings@bychoice.co.uk

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