



**Bridge Cottage, Lower Street  
Cavendish, Suffolk**

DAVID  
BURR







# Bridge Cottage, Lower Street, Cavendish, Suffolk, CO10 8AQ

Cavendish is one of Suffolk's prettiest villages nestling on the Essex border close to the River Stour, with picturesque village green, pubs and shops, primary school and parish church. A wider range of facilities can be found at nearby Clare (2 miles), whilst the market town of Sudbury, some 6 miles distant, provides a wide range of amenities including a commuter rail service to London Liverpool Street.

A charming two bedroom end-of-terrace cottage situated in a picturesque and highly regarded village with a range of local amenities. Accommodation includes a sitting/dining room, kitchen, two bedrooms and a bathroom. There is the further benefit of a private rear garden and a driveway to the front of the property providing off-street parking.

## A charming two-bedroom cottage in a picturesque village with garden and parking.

### First Floor

**SITTING ROOM:** 3.71m x 3.51m (12'2" x 11'6") With wooden panel glazed door, pretty sash window and charming open fireplace with inset cast iron grate and red brick hearth. Open through to:

**DINING ROOM:** 3.66m x 3.66m (12'0" x 12'0") A lovely light room with stairs off, large pretty sash window overlooking the sun terrace and garden beyond. Door opening to:

**KITCHEN:** 3.51m x 1.83m (11'6" x 6'0") A light room having a dual aspect and fitted with an extensive range of pine effect units and worktop incorporating a stainless steel single drainer sink unit and mixer tap. Fitted Alger four ring electric hob, oven and grill with filter over. Dishwasher (to remain), integrated low level fridge and freezer. Floor mounted Velaire Mison boiler. Opening through to:

**Rear Lobby:** With panel glazed doors to the outside, useful cupboard providing storage. Space for washing machine. Concertina door opening to:

**BATHROOM:** White suite incorporating bath with shower attachment over, WC and wash hand basin.

**LANDING:** Access to loft and doors to:

**BEDROOM 1:** 3.66m x 3.28m (12'0" x 10'9") With useful cupboard providing storage and a pretty sash window.

**BEDROOM 2:** 3.68m x 2.74m (12'1" x 9'0") A lovely light room with large sash window overlooking the rear garden and treetop views beyond. Airing cupboard with shelving providing useful storage.

### Outside

The rear garden is a wonderful attribute to the property commencing with a sheltered sun terrace in turn leading to an expanse of lawn with mature borders well stocked with a variety of shrubs, plants and specimen trees. To the side of the garden is a pretty stream which leads out to the River Stour.

**SERVICES:** Main water, drainage and electricity are connected. Oil fired heating to radiators.

**EPC RATING:** Band F – A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** West Suffolk

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**COUNCIL TAX BAND:** B

**PRICE:** £1100 pcm

**DEPOSIT:** £1269.23

**TENURE:** A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

**WHAT3WORDS:** ///rooster.drainage.reduction

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract

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Floorplan to be appended



