



DAVID
BURR

56B High Street,
Lavenham, Suffolk



56B HIGH STREET, LAVENHAM, SUDBURY, SUFFOLK, CO10 9PY

Lavenham is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous church and of course the National Trust's Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a good selection of shops and services. The market town of Sudbury is about 7 miles south and it provides a commuter rail link to London Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

A deceptively spacious Victorian mid terrace cottage situated within short walking distance of the amenities of one of East Anglia's most picturesque and well-served villages. The property contains an open-plan sitting/dining room with an open fireplace, a kitchen, utility, boot room and cloakroom. On the first floor are two comfortable double bedrooms and a bathroom. There is the additional benefit of a rear garden with an area of lawn and terrace adjacent to the property.

A charming mid terrace Victorian cottage in the centre of a picturesque village.

Front door leading to:-

ENTRANCE HALL: With staircase rising to first floor and door leading to:-

SITTING/DINING ROOM: A particularly generous open-plan space with large windows to the front and your attention immediately drawn to the two charming Victorian style fireplaces. French doors from this room lead onto the garden room with views over the rear garden beyond.

KITCHEN: The kitchen is fitted with a range of matching traditional style units with wood effect worktop, integrated stainless steel sink, double oven with ceramic hob above with space for a dishwasher and fridge freezer.

GARDEN ROOM: A wonderfully light room offering panoramic views over the rear garden with French doors leading to rear terrace.

UTILITY CUPBOARD: Hot water cylinder and space for a washing machine.

CLOAKROOM: Containing a WC and wash hand basin.

First Floor

LANDING: Solid wooden doors leading to:-

BEDROOM 1: A particularly generous double bedroom with a sash window overlooking the pretty street scene below.

BEDROOM 2: A further double room with views over the rear garden and onto rolling countryside beyond.

BATHROOM: WC, wash hand basin, large panel bath and corner shower cubical with an attractive tiled surround

Outside

To the front of the property is plenty of unallocated on street parking. To the rear is a private enclosed garden with a paved terrace adjacent to the property itself and steps rising to an area of lawn bordered by mature borders. To the back of the garden is a useful storage shed and summer house.

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SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

AGENTS NOTES

As is not uncommon with properties of this ilk a right of way exists for the benefit of number 56B across neighbouring properties.

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

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: C

TENURE: Freehold

WHAT3WORDS: ///redeeming.skylights.available

VIEWING: Strictly by prior appointment only through DAVID BURR.

PRICE: £1200pcm

DEPOSIT: £1,384.61

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.

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.

Floorplan to follow

