



Bolton Street | Lavenham | CO10 9RG

A beautifully presented semi detached Victorian cottage located in the centre of Lavenham with 0.5 acre plot and driveway for around 6 cars. Internally the property has been carefully extended & improved to include 3 bedrooms, bathroom, kitchen & dining room. Viewing is highly recommended.

£1,250 pcm

- Victorian Semi Detached Home
- Sought After Location
- 3 Bedrooms
- Kitchen
- Dining Room
- Large Garden
- Off Road Parking

## Approximate Room Sizes

### ENTRANCE HALL

**LOUNGE 12' 1" x 10' 8" (3.7m x 3.27m)** Window to front aspect, wall mounted radiator below and an open fire feature.

**KITCHEN DINER** NEW KITCHEN WILL BE FITTED. A range of wall and base units with work surfaces over, sink with drainer, free standing oven with electric hob and extractor over. Windows and double doors to rear garden. Window to rear aspect, open fire feature, under-stairs storage and single floor to ceiling cupboard.

**REAR LOBBY** Entrance to bathroom and boiler room/airing cupboard.

**BATHROOM** Window to rear aspect, wood paneled bath with shower over, pedestal hand wash basin and W/C.

### FIRST FLOOR LANDING

**BEDROOM 1 13' 0" x 9' 1" (3.97m x 2.77m)** Window to front aspect, wall mounted radiator below and faux fireplace.

**BEDROOM 2 10' 2" x 9' 0" (3.1m x 2.75m)** Window to rear aspect, wall mounted radiator and small storage cupboard.

**BEDROOM 3 10' 0" x 6' 1" (3.05m x 1.86m)** Window to front aspect and wall mounted radiator.

**OUTSIDE** To the side of the property is a shingle driveway leading to a parking bay for 6 cars. The remainder of the 0.5 Acre plot is mainly laid to lawn with beautiful views over the Suffolk countryside to the East of Lavenham.

**AGENTS NOTE** Pets considered. The landlord will maintain any weeds along the driveway and also the hedge line throughout the tenancy, they will also arrange to have the grass cut before a tenancy starts, after this the tenants will be responsible for maintaining the grass.

## Agents Note (All fees are inclusive of VAT)

- Excellent references will be required by anyone renting through By choice
- 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 – C  
Post Code – CO10 9RG



TOTAL FLOOR AREA: 784 sq ft (72.6 sq m) approx.  
When every effort has been made to ensure the accuracy of the measurements, the measurements are not guaranteed. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			83
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468408

Email: [lettings@bychoice.co.uk](mailto:lettings@bychoice.co.uk)

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

