



Bears Lane | Lavenham | CO10 9RS

A charming cottage within historic Lavenham with fantastic living accommodation. The properties benefits from two bedrooms, fitted kitchen, delightful courtyard, and one allocated parking space. Call now to secure a viewing!

£1,300 pcm

- Available Now
- Popular Location
- Courtyard Garden
- Gas Central Heating
- One Allocated Parking Space
- High Quality Fittings
- No pets

Approximate Room Sizes

ENTRANCE HALL Doors to kitchen living room.

KITCHEN 15' 5" x 6' 3" (4.70m x 1.91m) Fitted kitchen with electric cooker and hob. Side aspect window, single radiator. Door leading to rear courtyard.

LOUNGE 11' 11" x 11' 0" (3.65m x 3.37m) Generous lounge with single radiator and front aspect windows. Also benefitting from wood burner.

BATHROOM Featuring bath, shower, toilet and basin suite, with rear aspect window with towel rail.

BEDROOM ONE 11' 4" x 9' 8" (3.46m x 2.96m) Double bedroom with front aspect window and single radiator. Benefitting from fitted wardrobes.

BEDROOM TWO 9' 11" x 8' 2" (3.03m x 2.49m) With single radiator, and rear aspect window.

OUTSIDE Stunning courtyard laid to patio with established flower beds surrounding.

AGENTS NOTE No pets.

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

- Excellent references will be required by any one 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 9RS



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, omission, or mis-statement. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	49 E	
21-38	F		
1-20	G		

Contact Details

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