



Blaize Barn | Church Street | CO10 9QT

A spacious 2 bedroom cottage located within the historic village of Lavenham. Benefiting from a large living space and brick built fireplace with log burner, ground floor bathroom and parking. A short walk to two local co-ops, pubs, restaurants and independent shops. No pets

£1,500 pcm

- Grade II Listed Cottage
- Lounge With Inglenook Fireplace
- Popular Village Location
- Walking Distance To Village Amenities
- Ground Floor Bedroom
- Bus Links To Sudbury & Bury St Edmunds
- Parking & Garden Space

Approximate Room Sizes

ENTRANCE HALL 3' 07" x 7' 06" (1.09m x 2.29m)

Entrance door into entrance hall, doors off to living room, bathroom and kitchen.

LIVING ROOM 21' 0" x 17' 0" (6.4m x 5.18m)

Feature brick fireplace with log burner, windows to front aspect, double doors leading into the garden space, door to bedroom.

BATHROOM 6' 10" x 6' 05" (2.08m x 1.96m)

Compromising bath, wash basin, W/C and window to front aspect.

KITCHEN 10' 0" x 9' 01" (3.05m x 2.77m) A range of wall and base units with work surfaces over, sink with drainer, built in oven and a separate electric hob and extractor over. Window to rear aspect. Stairs to bedroom 2.

BEDROOM 1 18' 0" x 14' 0" (5.49m x 4.27m)

Window to side aspect and double doors leading to rear garden.

BEDROOM 2 7' 07" x 14' 6" (2.31m x 4.42m) Stairs into bedroom, window to rear aspect.

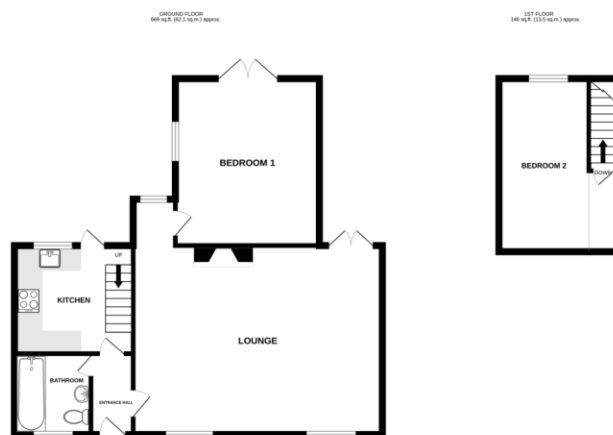
AGENTS NOTE

- The outsides of the windows will be cleaned by the landlady's window cleaner monthly
- The garden will be maintained by the landlord
- No pets
- No smoking on the premises

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

- Excellent references will be required by anyone renting through Bychoice
- 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 – F
Post Code – CO10 9QT



TOTAL FLOOR AREA: 815 sq. ft. (75.7 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of these details should not be taken as a guarantee of accuracy and should be used as a guide only. The agent, landlord and agent shall not be held responsible for any errors or omissions. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The agent, landlord and agent shall not be held responsible for any errors or omissions. Made with Mapbox (2021) © 2021



Contact Details

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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

