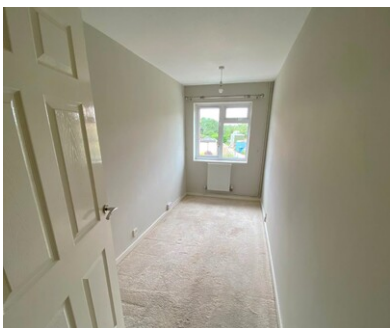


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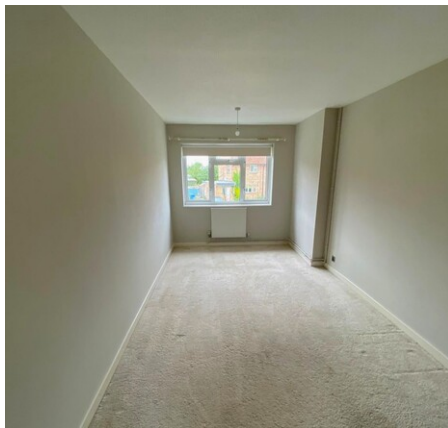
Meadow Close, Lavenham, Suffolk

£825

Property Summary

AVAILABLE NOW - Bychoice are delighted to offer TO LET this two bedroom flat located in the popular village of Lavenham. Benefits include: lounge, bathroom, kitchen & balcony.

- First Floor Flat
- Newly Decorated
- Two Bedrooms
- Generous Lounge
- Fitted Kitchen
- Bathroom



THE PROPERTY

This well-presented first floor flat is available to let and offers a practical layout ideal for comfortable day-to-day living. The property features a spacious lounge, a separate fitted kitchen, and a modern bathroom.

There are two bedrooms, making it perfect for a couple, small family, or professionals needing a home office. A separate utility room provides additional storage and space for appliances.

THE LOCATION

This home is located in the heart of Lavenham, a village renowned for its rich history, stunning timber-framed buildings, and charming market square. Once one of the wealthiest wool towns in medieval England, Lavenham now offers a perfect blend of old-world charm and modern amenities, including independent shops, tearooms, acclaimed restaurants, and traditional pubs.

Surrounded by beautiful Suffolk countryside, Lavenham is ideal for nature lovers and those who enjoy walking, cycling, or exploring heritage trails. Excellent transport links connect you to nearby towns such as Bury St Edmunds and Sudbury, making it a convenient yet peaceful setting for family life or weekend retreats.

This is a rare opportunity to enjoy village living in one of Suffolk's most sought-after locations—early viewing is highly recommended.

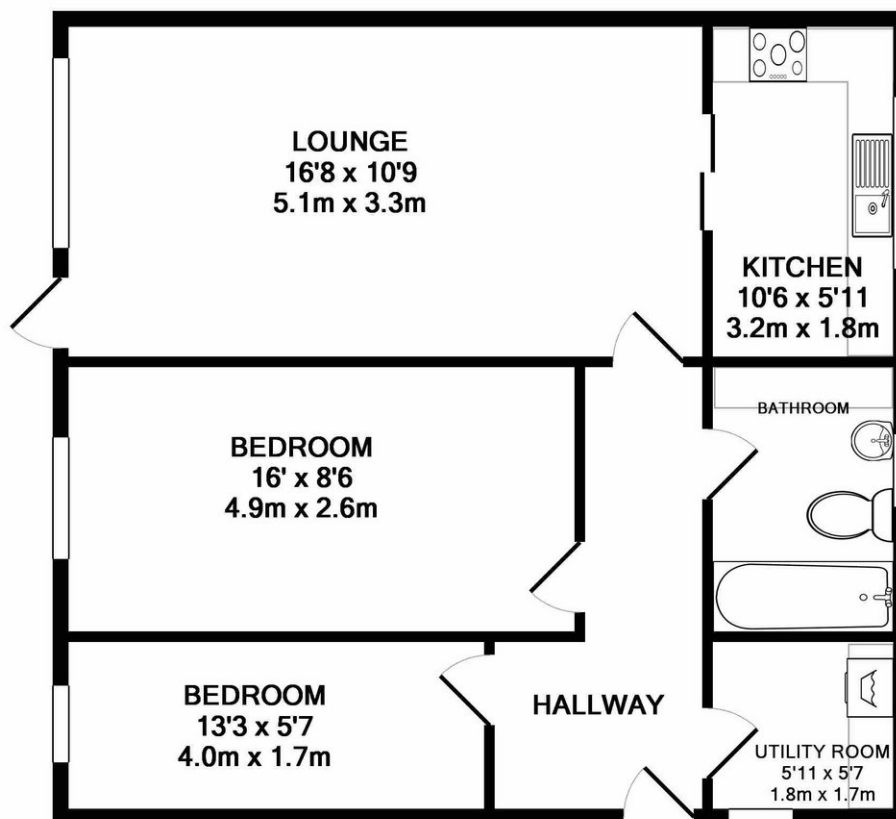
AGENTS NOTES

Council & Council Tax Band – Band A -Babergh District Council

Broadband – Ultrafast broadband with downloads speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

Mobile Coverage – Voice & Data likely with EE, Three, O2 & Vodafone. (Ofcom data)

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Heating



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Additional Information

Council Tax Band: A

Local Authority: Babergh District Council

Post Code: CO10 9RY

Viewings by appointment only

Tel: 01787 468408

Email: lettings@bychoice.co.uk

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not to be relied upon and potential buyers are advised to recheck the measurements.