

welcome to

High Street, Lavenham, Sudbury

NO ONWARD CHAIN Set within the highly regarded village of Lavenham is this two bedroom and first floor bathroom cottage offering a spacious lounge and kitchen, and further enhanced with a garden room and private garden.



Lounge

11' 6" x 10' 11" (3.51m x 3.33m)

Door to front aspect. Secondary glazed sash window to front aspect. Brick fireplace with eaves storage, electric radiator,. Door leading to:-

Kitchen

13' 5" x 9' 8" (4.09m x 2.95m)

Window to rear aspect. Door leading to garden room. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Stairs rising to first floor. Space for appliances. Storage heater. Door leading to:-

Cloakroom

Suite comprising low level WC and wash hand basin.

Garden Room

9' 8" x 8' 8" (2.95m x 2.64m)

Velux window. Double glazed windows and door to rear aspect.

Landing

Doors leading to bedrooms and bathroom. Storage cupboard.

Bedroom One

11' 6" x 8' 9" (3.51m x 2.67m)

Secondary glazed sash window to front aspect. Fitted wardrobes.

Bedroom Two

10' x 7' 5" (3.05m x 2.26m)

Double glazed window to rear aspect.

Bathroom

Velux window. Suite comprising low level WC, wash hand basin and bath with shower over. Airing cupboard, heated towel rail.

Rear Garden

The rear garden is predominantly laid to paving and is enclosed by panelled fencing.



view this property online williamhbrown.co.uk/Property/SUD110790



welcome to

High Street, Lavenham, Sudbury

- Two bedrooms
- Ground floor cloakroom
- First floor bathroom
- No onward chain
- Lounge and kitchen

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110790



Property Ref:
SUD110790 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk