



**Mews Cottage, 22a High Street,  
Lavenham, Suffolk**

**DAVID  
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# MEWS COTTAGE, 22A HIGH STREET, LAVENHAM, SUFFOLK, CO10 9PT

Lavenham is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous church and of course the National Trust's Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a good selection of shops and services. The market town of Sudbury is about 7 miles south and it provides a commuter rail link to London Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

A charming two-bedroom semi-detached cottage set back from the high street with off-road parking and useful outbuilding.

## A delightful two-bedroom semi-detached cottage with garden and off-road parking.

**KITCHEN/BREAKFAST ROOM: 11'2" x 8'0"** (3.40m x 2.44m) A solid wooden stable door brings you to this room with a fitted shaker style kitchen and wood effect worktop, integrated sink with drainer unit and mixer tap, oven and hob with extractor above with space for a fridge. Solid wooden door leading to:-

**SITTING ROOM: 14'1" x 11'2"** (4.29m x 3.40m) A double aspect room with feature fireplace and useful alcove cupboard and door leading to:-

**Inner Hall:** Staircase leading to first floor and door leading to:-

**UTILITY/BOOT ROOM: 11'5" x 8'0"** (3.48m x 2.44m) Worktop with space under for washing machine and tumble dryer with butler sink and space for other white goods.

### First Floor

**LANDING:** Solid wooden doors leading to:-

**BEDROOM 1: 11'11" x 11'7"** (3.63m x 3.53m) A generous master bedroom with double built-in wardrobe, fitted dressing table and storage underneath.

**BEDROOM 2: 12'1" x 8'3"** (3.68m x 2.51m) A generous second bedroom with built-in double wardrobe and **dressing area** with side window offering a pretty roofscape view.

**DRESSING ROOM/WALK-IN WARDROBE:** This room is fitted with a range of shelving and hanging rail space as well as housing the airing cupboard.

**BATHROOM:** A three piece-suite consisting of a large panel bath with mixer tap, overhead shower and shower screen with attractive tiled surround, close coupled WC, pedestal wash hand basin with mixer tap and lighting above.

### Outside

A concrete area of hardstanding provides **OFF-ROAD PARKING** with footpath and stable door leading to the house. The garden is landscaped for low maintenance with a sheltered block paved terrace seating area and large outside **STORE: 10'8" x 10'4"** (3.25m x 3.15m) providing useful dry storage with power connected.

**SERVICES:** Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

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## AGENT'S NOTES

A right-of-way exists leading to the neighbouring property.

**EPC RATING:** Band TBC – A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

## COUNCIL TAX BAND:

**PRICE:** £900 pcm

**DEPOSIT:** £1,038.46

**TENURE:** A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

**CONSTRUCTION TYPE:** Brick.

## WHAT3WORDS:

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation

to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

