



DAVID
BURR

**The Snuff Box, 79 High Street,
Lavenham, Suffolk**

79 HIGH STREET, LAVENHAM, SUDBURY, 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 two-bedroom cottage situated in the very centre of the village in need of modernisation throughout. The property contains a generously proportioned sitting/dining room, a kitchen and utility room. Upstairs are two bedrooms and a first floor bathroom. To the rear is a low maintenance courtyard garden with an outbuilding in need of modernisation. **NO ONWARD CHAIN.**

A two-bedroom cottage situated in the heart of the village in need of modernisation.

Front door leading to:-

SITTING/DINING ROOM: 20'8" x 12'8" (6.30m x 3.86m)

A well-proportioned space with a staircase rising to first floor. Doorway leading to:-

KITCHEN: 9'3" x 9'2" (2.82m x 2.79m) With a matching range of base and wall level units with wood effect worksurfaces incorporating a stainless-steel sink and with tiled splashbacks. Space for a free-standing cooker and a door leading to the rear garden. Door onto a useful storage cupboard and opening leading to:-

UTILITY: 5'7" x 3'10" (1.69m x 1.17m) With space and plumbing for a washing machine and also containing the boiler.

First Floor

OCCASIONAL BEDROOM/OFFICE: 11'8" (max) x 9'9" (3.56m x 2.98m) With a sash window overlooking the street scene and door leading to:-

BEDROOM 1: 13'1" x 10'5" (4.00m x 3.17m) A well-proportioned room with an outlook to the rear and with an airing cupboard off. Door leading to:-

BATHROOM: Containing a panel bath, WC and pedestal wash hand basin.

Outside

The rear garden is primarily comprised of hardstanding with an **OUTBUILDING** in need of some improvement offering scope for further accommodation. A gate leads onto a rear access.

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

AGENTS NOTES

The property is Grade II listed and stands within a conservation area.

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

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

COUNCIL TAX BAND: B.

TENURE: Freehold.

WHAT3WORDS: ///joys.shunted.outpost

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.



