



Bolton Street | Lavenham | CO10 9RG

£875 pcm

Available December - Unfurnished. We at Bychoice are delighted to offer To Let this 2 bedroom cottage in the ever popular village of Lavenham. It benefits from a lounge, newly fitted kitchen/dining room, first floor bathroom & garden to the rear.

- Popular Village Location
- End Terraced
- Kitchen Diner
- First Floor Bathroom
- 1 Small Pet Accepted
- Close To Amenities

Approximate Room Sizes

Lounge 3.89m x 3.66m Wood effect laminate flooring. Window to front with radiator. Brick hearth with wooden mantle over and electric flame effect fireplace. Stairs ascending. Door to kitchen. Beams with brick pillar and beamed ceiling.

Kitchen 3.46m x 3.56m Brand new fitted kitchen with built in oven and electric hob. Sink with drainer and mixer tap over. Grey wood effect worktop with wood effect shelving cupboards. Stone flooring with window to rear.

First Floor Landing Carpeted stairs and landing. Doors leading to bathroom, and 2 bedrooms.

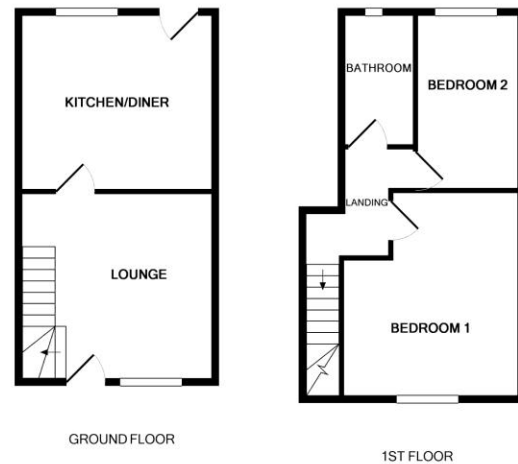
BEDROOM 1 3.66m x 3.5m max Window to front. Radiator. Beige carpet with neutrally painted walls.

Bedroom 2 3.45m x 2.01m Window to rear. Radiator. Beige carpet with neutrally painted walls.

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 – B
Post Code – CO10 9RG



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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Contact Details

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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 check the measurements

