



**£265,000**

Church Street, Lavenham



## THE PROPERTY

This charming two-bedroom cottage is ideally positioned in the highly sought-after village of Lavenham. On entering, you are welcomed into a well-finished reception space that immediately highlights the home's character, featuring an exposed beam and an attractive feature fireplace, creating a warm and inviting atmosphere.

The reception room leads through to the kitchen, which offers practical worktop and storage space, along with integrated appliances including a hob with extractor, microwave and inset sink. An inner hallway provides access to the rear garden and the ground floor bathroom, which is fitted with a bath with shower over, pedestal wash basin and WC.

To the first floor are two well-proportioned bedrooms, one of which benefits from an integrated storage cupboard for added practicality. To the rear, the property enjoys a private, low-maintenance garden, providing a pleasant outdoor space to relax and enjoy.

## THE LOCATION

Situated in the heart of Suffolk, Lavenham is a picturesque and historic village renowned for its beautifully preserved medieval timber-framed buildings. Once a thriving centre of the wool trade, the village retains a wealth of character, with notable landmarks including the Guildhall and the iconic De Vere House, often referred to as the 'Harry Potter House'.

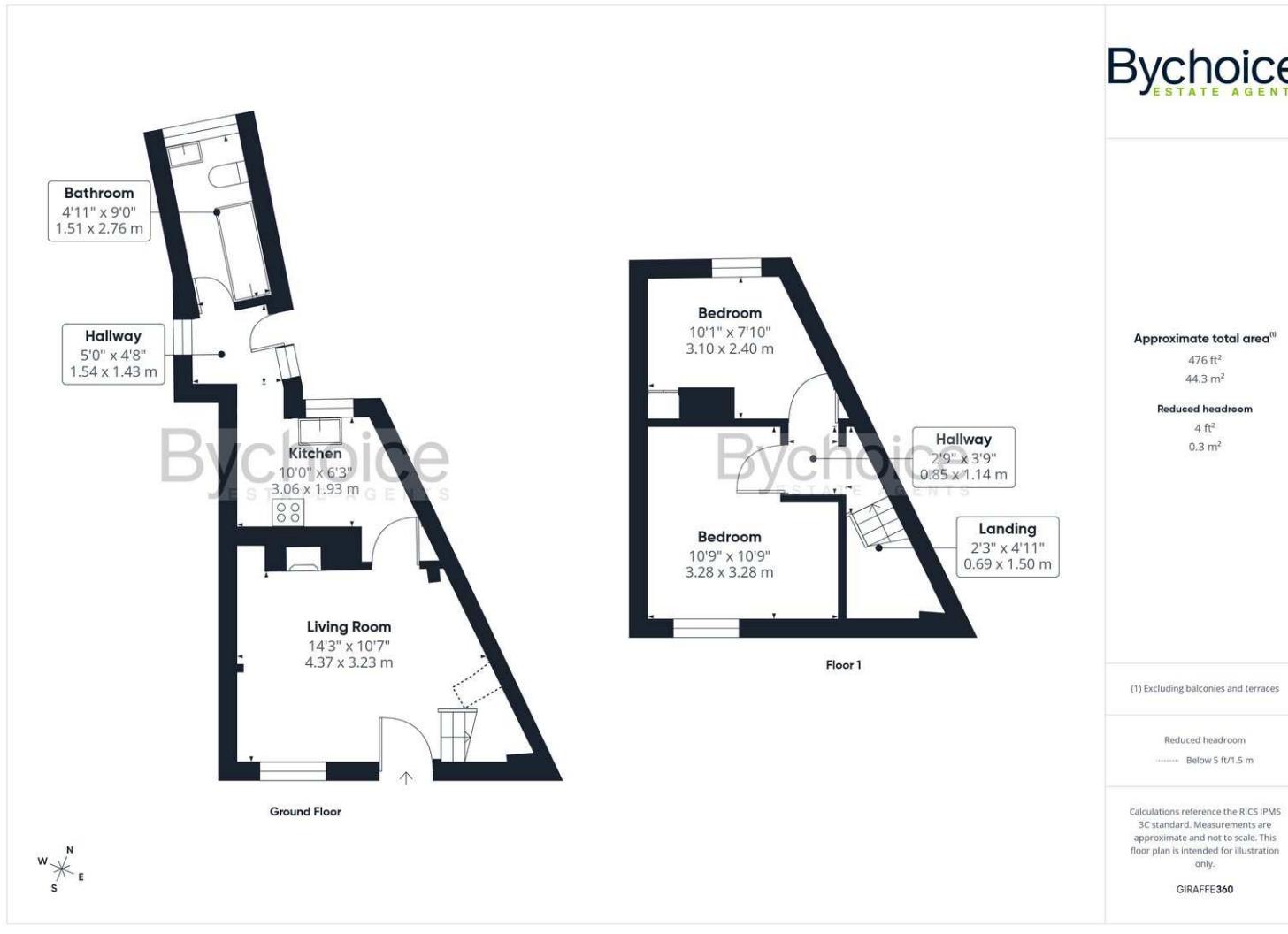
Lavenham offers an excellent range of local amenities, including well-regarded pubs and restaurants such as The Swan Hotel, alongside independent tea rooms, bakers, butchers, boutique shops and a Co-op. The village also benefits from a primary school, doctor's surgery and a popular farmers' market.

Surrounded by stunning countryside, residents can enjoy scenic walks, including the railway walk to Long Melford. Lavenham offers not just a place to live, but a lifestyle rich in history, community and charm.









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

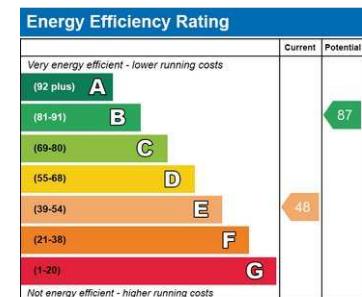
Tenure – Freehold

Property Construction – Standard Brick  
Construction

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

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  
outside with EE, Three, O2 & Vodafone.  
(Ofcom data)



Lavenham Office

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Agents Note: Whilst every care has been taken to prepare  
these particulars, they are for guidance and are for general  
guidance purposes only and whilst every care has been taken  
to ensure their accuracy, they should not be relied upon.

**Bychoice**  
ESTATE AGENTS