

DAVID
BURR

The Maltings, High Street, Cavendish, CO10 8AZ



Cavendish is one of Suffolk's prettiest villages nestling on the Essex border close to the River Stour, with picturesque village green, pubs and shops, primary school and parish church. A wider range of facilities can be found at nearby Clare (2 miles), whilst the market town of Sudbury, some 6 miles distant, provides a wide range of amenities including a commuter rail service to London Liverpool Street.

This attractive character apartment is set back from the High Street within close proximity of the village green, shops and pubs. Both the bedrooms are of a generous size, serviced by a shower room with a modern well served kitchen and neighbouring sitting room that is of a double aspect and particularly light and spacious. To the front of a property is a drive that leads to an allocated parking space with a small garden area and communal entrance hall leading to the first floor.

A charming character apartment in a popular Suffolk village.

Guide £1,100 pcm

LONG MELFORD (01787) 883144

Castle Hedingham

Clare

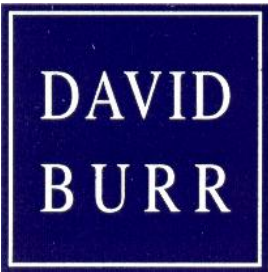
Leavenheath

Newmarket

Woolpit

London EC1

www.davidburr.co.uk



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.

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.

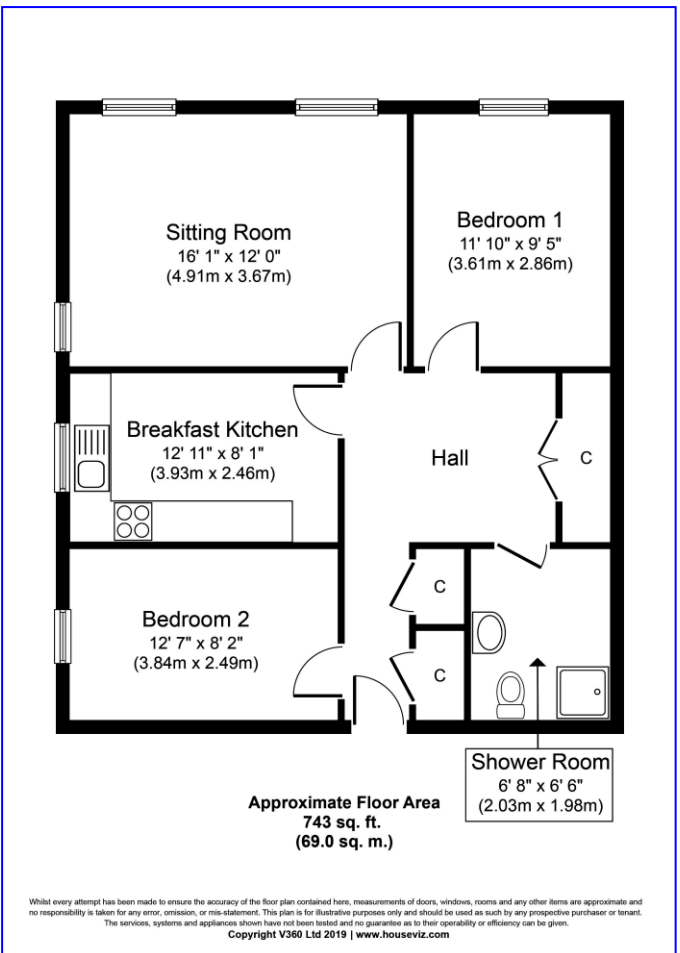
SERVICES: Mains water and drainage. Main electricity connected. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band C. 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: B.

WHAT3WORDS: /// TBC



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