

**To Let- £750 pcm**

**Roper's Court, Lavenham, Suffolk**  
Viewing Strictly By Appointment



This large two bedroom, gas centrally heated, bungalow is ideally located for those wishing to live in a quiet yet central location

Accommodation includes 2 double bedrooms, bathroom, large living / dining room with living flame gas fire, fitted kitchen, garage and small enclosed landscaped garden with sunny aspects.

**Misrepresentations Act (1967):** *These particulars and all enclosures do not constitute and part of an offer or contract. All measurements are given solely as an approximate guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any error, omission or mis-statement in these particulars. Clark & Willcocks Ltd does not make or give, whether in these particulars, during negotiations or otherwise any representation or warranty whatsoever in relation to this property. In particular all layout plans and images should be independently checked. They are not to scale and are published solely to create a general impression and feel for the property.*

The Old Bank, 92 High Street, Lavenham, Suffolk, CO10 9PZ, UK.  
Tel: +44 (0) 1787 248188 Fax: +44 (0) 1787 248199  
Internet: [www.lavenham.com](http://www.lavenham.com) email: [willcocks@lavenham.com](mailto:willcocks@lavenham.com)  
Registered Office: Nedging Hall Farm, Nedging, Ipswich, Suffolk, IP7 7HH Reg No: 2690599



Kitchen



Rear of the Property

With level floors, integral garage and being situated close to the centre of the village, this property is perhaps ideally suited to the older generation or those with a disability

It is regretted that this property is not suitable for pets

The letting agreement will be based upon our standard six months assured shorthold tenancy with a deposit equal to one calendar month's rent. Rent is to be paid monthly in advance by standing order.

A draft tenancy agreement may be viewed upon request



Living Room



Garden