



Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

Granary Barn Lower Green, Higham, Bury St. Edmunds, Suffolk, IP28 6NJ

A 3 bedroom semi-detached barn conversion standing in an attractive rural setting. The property includes a ground floor shower room, sitting room, kitchen/dining room, study, utility room, 3 bedrooms and a first floor bathroom. Outside includes a small enclosed garden and car port. EPC E, Council Tax E.

- Minimum 12 Month Tenancy
- 2 Reception Rooms
- 3 Bedrooms
- Bathroom
- Car Port
- Enclosed Garden
- Available 12th Sept 2022

TBC

ENTRANCE HALL

with entrance door, tiled floor.

SHOWER ROOM

with shower cubicle, basin, low level WC, chrome towel rail/radiator.

SITTING ROOM

16'1" x 12'4" (4.92 x 3.78)

with radiator, walk-in cupboard.

KITCHEN / DINING ROOM

17'2" x 15'6" (5.25 x 4.73)

with 1½ bowl sink unit with cupboards under, built in oven, hob unit and extractor hood, fridge/freezer, radiator, dishwasher.

STUDY

13'10" x 9'9" (4.24 x 2.98)

with radiator, glazed door to side.

UTILITY ROOM

7'2" x 5'6" (2.20 x 1.70)

with oil-fired boiler, stainless steel sink unit with cupboards under, further base and wall mounted cupboards, radiator, plumbing for washing machine.

FIRST FLOOR

LANDING

with eaves storage.

BEDROOM 1

14'11" x 16'0" (4.56 x 4.90)

with radiator.

BEDROOM 2

16'0" x 13'4" (4.90 x 4.08)

with radiator, walk-in wardrobe.

BEDROOM 3

14'0" x 9'8" (4.27 x 2.96)

with radiator.

BATHROOM

with panelled bath, separate shower cubicle, pedestal basin, low level WC, chrome towel rail/radiator.

OUTSIDE

ENCLOSED FRONT GARDEN

with patio area

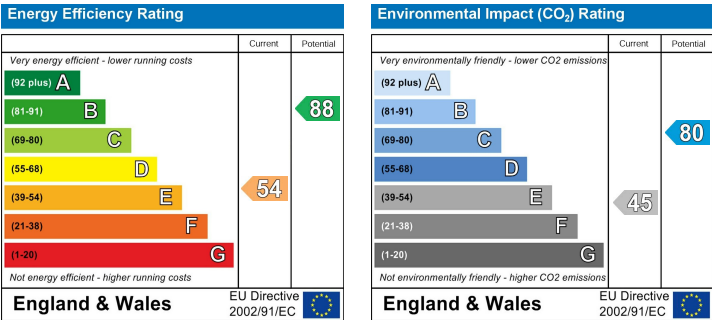
CAR PORT

and parking.

Note: Not to scale –
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.