



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

## The Round House, 20 Lower Green, Higham, IP28 6NL

The round house is a highly individual 2 bedroom detached period property with excellent access to the A14. The property benefits from a sitting/dining room, kitchen and small utility room and a ground floor cloakroom. Additional features include 2 bedrooms and a bathroom on the first floor, a delightful large garden and detached garage. Available end of February 2022

£1,100 PCM

- Individual Period House
- 2 Bedrooms
- First Floor Bathroom
- Detached Property
- Sitting/Dining Room
- Oil Central Heating
- Large Garden
- Garage & Parking
- EPC Exempt





*HIGHAM is a small rural village split into three parts: Lower Green, Middle Green and Upper Green. This picturesque village is conveniently positioned to provide excellent access to the A14 dual carriageway, linking to Bury St Edmunds, Newmarket, Cambridge and London via the M11 motorway.*

## ACCOMMODATION with approximate room sizes

### SITTING/DINING ROOM

18'1" (max) x 12'4" (5.52 (max) x 3.78)

with windows to 3 aspects, stairs leading to first floor, under stair storage cupboard, radiator.

### CLOAKROOM

with low level WC, pedestal hand basin, window to rear aspect.

### KITCHEN

10'5" x 8'9" (3.20 x 2.69)

with 1.5 bowl stainless steel sink and drainer with mixer tap, fitted base and wall mounted units, worktops and tiled splashbacks, space for freestanding oven with extractor hood, tiled flooring, 2 radiators, built-in cupboard, 2 windows to rear aspect.





## UTILITY ROOM

8'10" x 6'5" (2.70 x 1.96)

with a half glazed entrance door, Camray oil fired central heating boiler, worktops and tiled splashbacks, space and plumbing for washing machine, window to side aspect.

## FIRST FLOOR LANDING

with access to roof space.







**BEDROOM 1**  
10'3" x 10'4" (max) (3.14 x 3.17 (max))  
with 2 windows, radiator.

**BEDROOM 2**  
7'6" x 11'3" (max) (2.29 x 3.45 (max))  
with built-in cupboard, radiator, 2 windows.

**BATHROOM**  
with bath, pedestal hand basin, low level WC,  
tiled splashbacks, radiator, window to side  
aspect.

**OUTSIDE**  
The property stands behind a picket fence with  
access to a large driveway with parking for  
several vehicles leading to a large timber  
framed detached garage.

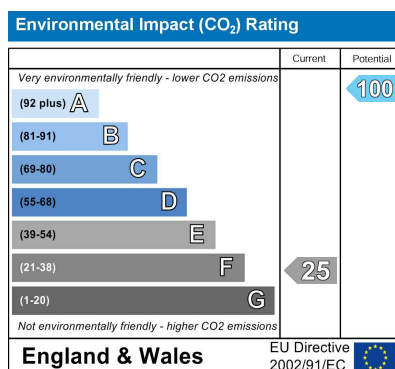
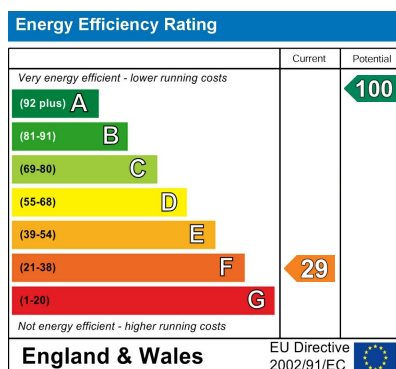
To the side and rear of the property is a large  
garden laid to lawn with a wealth of  
established trees.





## Energy Rating

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



### Special Notes

- 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.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- 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.
- These Sales Particulars do not constitute a contract or part of a contract.