



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

Middle Green, Higham, Bury St Edmunds, Suffolk IP28 6NY

An individual 3 bedroom detached period house with adjoining studio/office. The property has been newly refurbished and includes 2 reception rooms, a modern kitchen, 3 bedrooms, first floor bathroom and adjoining studio with kitchen and cloakroom. Outside includes an enclosed garden and a single garage. EPC Rating D. Available April 2020

£1,200 PCM

- Individual Detached House
- 2 Reception Rooms
- 3 Bedrooms
- Adjoining Studio / Office
- Garage
- Enclosed Garden
- Available April 2020

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

ENTRANCE HALL

with entrance door, radiator, stairs to first floor, cupboard housing oil-fired boiler.

SITTING ROOM

23'2" x 11'5" (7.08 x 3.48)

with open fireplace, 2 radiators.

DINING ROOM

11'3" x 9'8" (3.44 x 2.95)

with open fireplace, radiator.

KITCHEN

9'8" x 9'6" (2.97 x 2.91)

with a range of modern fitted units comprising sink with cupboard under, further base and wall mounted cupboards, glazed door to rear, space and plumbing for washing machine.

FIRST FLOOR

LANDING

with access to roof space, radiator.

BEDROOM 1

13'11" x 11'8" (4.25 x 3.58)

with radiator.

BEDROOM 2

11'3" x 10'6" (3.43 x 3.21)

with radiator.

BEDROOM 3

10'3" x 9'11" (3.13 x 3.03)

with radiator, built in wardrobe.

BATHROOM

with panelled bath with shower unit over, pedestal basin, low level WC, radiator/towel rail, airing cupboard housing hot water tank with fitted immersion heater.

ADJOINING STUDIO / OFFICE

Studio Area

20'5" x 14'11" (6.23 x 4.55)

with 2 panel heaters, French doors to front, vaulted ceiling.

Kitchen

11'9" x 9'8" (3.60 x 2.95)

with sink unit with cupboard under, further base and wall mounted cupboards, panel heater, entrance door.

Cloakroom

with low level WC, basin, panel heater, built in cupboard.

OUTSIDE

SINGLE GARAGE

GRAVEL DRIVEWAY AND PARKING

ENCLOSED GARDEN TO SIDE

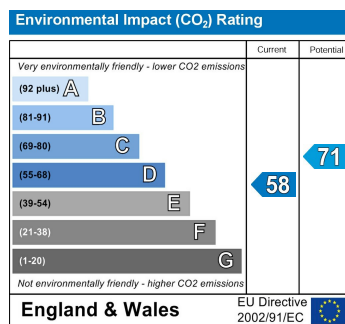
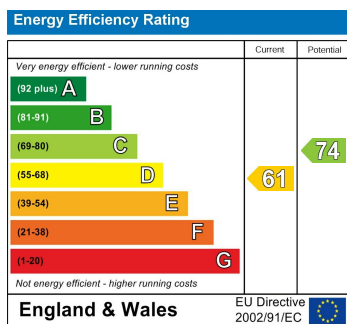
laid mostly to lawn with flower and shrub beds, tool store, oil tank.



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

- 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.