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

A charming 2 bedroom cottage, attractively situated in a sought after Suffolk village. The property features a sitting room with open fireplace and exposed timbers, a kitchen/dining room and a ground floor bathroom. Additional benefits include 2 double bedrooms on the first floor and attractive established gardens. EPC rating: E. Available April 2020

- Period Cottage
- 2 Double Bedrooms
- Character Features
- Established Garden
- Oil Central Heating

£995 PCM

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

HALLWAY

with entrance door, built in cupboard, window to rear aspect, walk-in cupboard/boiler room with oil-fired central heating boiler and fitted shelving.

BATHROOM

with panelled bath with shower over, pedestal hand basin and low level WC, part tiled walls, extractor fan, access to roof space, radiator, airing cupboard with cylinder and immersion, window to rear aspect.

KITCHEN / DINING ROOM

14'11" x 10'1" (4.55 x 3.09)
with fireplace recess with tiled hearth and timber surround, stainless steel sink unit and drainer, fitted base and wall mounted units, worktops and tiled splashbacks, exposed timbers, door leading from outside, radiator, 2 windows to rear aspect, further window to front.

SITTING ROOM

14'11" x 11'11" (4.56 x 3.64)
with open fireplace with tiled hearth, brick surround and exposed timbers; bay window to front aspect, door with stairs leading to first floor, radiator, window to side aspect.

FIRST FLOOR

LANDING

with radiator, window to front aspect.

BEDROOM 1

11'11" x 11'8" (3.64 x 3.57)
with feature fireplace with cast iron grate, access to roof space, radiator, window to rear aspect.

BEDROOM 2

15'5" x 10'1" (4.71 x 3.09)
with feature fireplace with cast iron grate, radiator, window to rear aspect.

OUTSIDE

ATTRACTIVE GARDEN

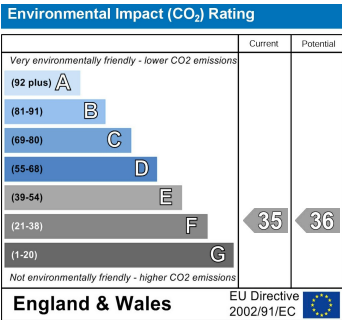
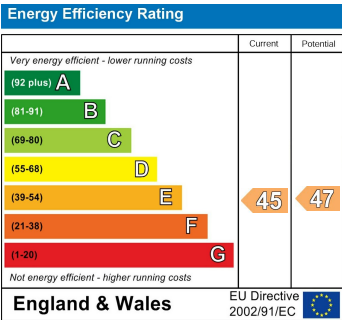
laid to lawn with established trees and shrubs, oil-tank.



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

- 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.

Agents note: [For more information on this property please refer to the Material Information Brochure on our website.](#)