



Middle Green, Bury St. Edmunds, IP28 6NY

CHEFFINS

Middle Green

Higham, Bury St. Edmunds,
IP28 6NY

- Semi-Detached Cottage
- 2 Bedrooms
- Newly Fitted Kitchen
- 2 Reception Rooms
- Ground Floor Cloakroom
- Oil Fired Central Heating
- Large Gardens
- Off Road Parking
- Available Now

A 2 bedroom semi-detached character property standing in an attractive village setting. The property benefits from a sitting room and separate dining room, ground floor cloakroom, 2 bedrooms on the first floor. Additional features include a first floor bathroom, oil fired central heating and a large garden to the rear. EPC: E, Council Tax Band: B.



£1,200 PCM





LOCATION

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.

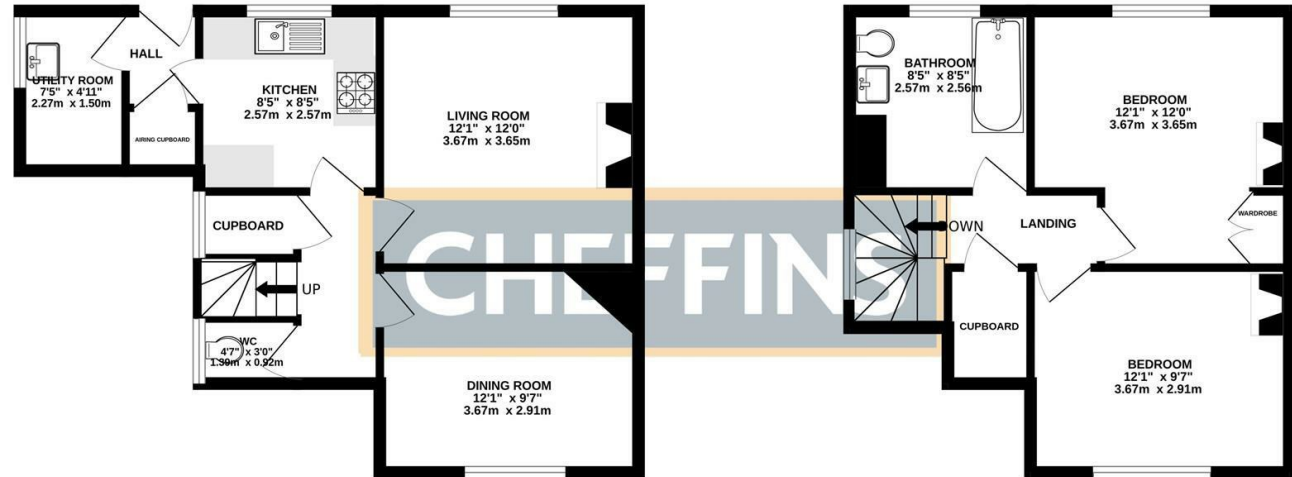


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales E.U. Directive 2002/91/EC		

£1,200 PCM
Council Tax Band – B
Local Authority – West Suffolk Council

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



THE APIARIES, HINGHAM, IP28 6NY

TOTAL FLOOR AREA : 837 sq.ft. (77.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents note:

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

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.