



Pages Lane, Lower Green, Bury St. Edmunds, IP28 6NJ

CHEFFINS

Pages Lane, Lower

Hingham, Bury St. Edmunds,
IP28 6NJ

- Detached Thatched Cottage
- 4 Bedrooms - 2 Bathrooms
- 2 Reception Rooms
- Exceptional Character

A 4 bedroom detached period thatched cottage standing in a delightful rural location at the end of a no through road. The property benefits from 2 reception rooms, 4 bedrooms and 2 bathrooms on the first floor and a ground floor cloakroom. Additional features include oil fired central heating, a garage and carport, attractive gardens and views over open farm land. EPC E. Available July 2020.

4 2 2

£1,700 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	42	59
EU Directive 2002/91/EC		

£1,700 PCM
Council Tax Band - F
Local Authority - West Suffolk



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

