



Lower Green, Bury St. Edmunds, IP28 6NL

**CHEFFINS**

## Lower Green

Higham, Bury St. Edmunds,  
IP28 6NL

A 1 bedroom ground floor apartment forming part of a converted period property conveniently located for the A14. The property benefits from a double aspect sitting room with a fireplace, a fitted kitchen and a large double aspect double bedroom. Additional features include oil central heating and off road parking. Available 5th April 2023. EPC Rating E. Council Tax Band A.

### 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.



£775 PCM





## ENTRANCE HALL

with entrance door.

## SITTING ROOM

with open fireplace with brick hearth and surround, radiator, windows to front and side aspects.

## KITCHEN

with stainless steel sink unit and drainer, fitted base units, worktops and tiled splashbacks, Thermecoon oil fired central heating boiler, pantry cupboard, airing cupboard, radiator, window to side aspect.



## BEDROOM

with radiator, windows to front and side aspects.

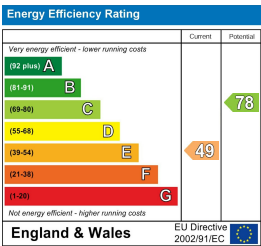
## BATHROOM

with panelled bath with mixer tap and shower attachment, pedestal hand basin, low level WC, tiled splashbacks, radiator, extractor fan, window to rear aspect.

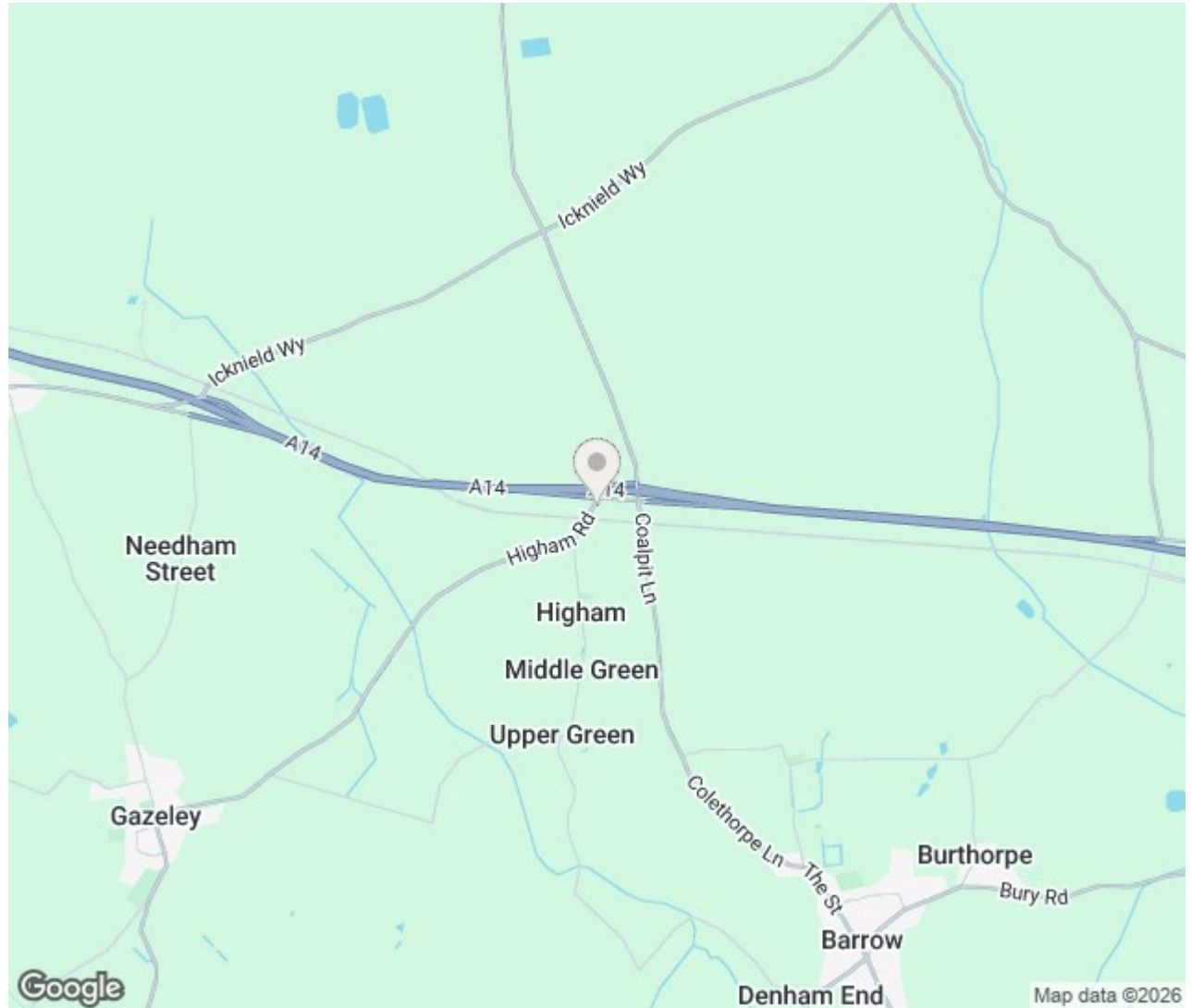


## OUTSIDE

There is a parking space to the rear of the property and an oil tank located nearby.



£775 PCM  
 Council Tax Band – A  
 Local Authority – West Suffolk Council



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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.