



Lower Green, Bury St. Edmunds, IP28 6NJ

**CHEFFINS**



## Lower Green

Higham, Bury St. Edmunds,  
IP28 6NJ

A detached bungalow attractively situated in a no through road in a semi-rural location. The property consists of a generous size kitchen / diner, a spacious living room with open fireplace, 3 double bedrooms (one with ensuite) and a family bathroom. Further benefits include oil fired central heating, a large rear garden overlooking farmland, a carport and additional parking. Pets considered. EPC: D, Council Tax Band: G.

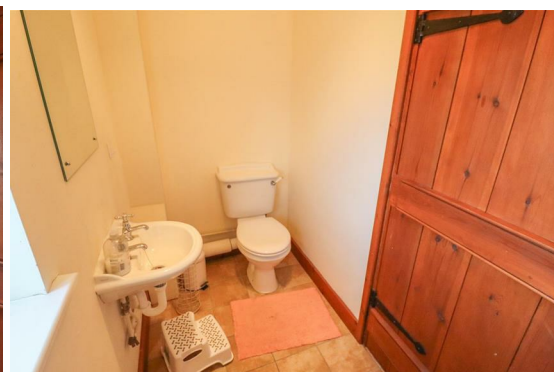
### LOCATION

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.

3 2 1

£1,800 PCM





## ENTRANCE HALL

### WC

With WC and hand basin

### UTILITY ROOM

With stainless steel sink and worktop space

### KITCHEN/ DINER

With a range of fitted cupboards, integrated oven, induction hob , integrated fridge/ freezer and dishwasher. Patio doors to rear garden.

### LIVING ROOM

Spacious living area and open fireplace and patio doors to rear garden

### BEDROOM ONE

With windows overlooking farm land.

### EN SUITE

With bath, shower cubicle, WC and hand basin

### BEDROOM TWO

With patio doors to the rear

### BEDROOM THREE

With two windows looking out to the rear garden

### BATHROOM

With Bath, WC, hand basin and shower cubicle

## REAR GARDEN

Large rear garden with small patio area and views to farm land to the side. Drainage is to a septic tank as the property is not connected to mains drainage.

Oil boiler and tank located in rear garden.

## OUTSIDE

Car port at the front of the property which is the car parking space for the property.

Gravelled parking area to the left of this for all residents to share.

## Letting Agent Notes

Rent £1,800 PCM

Holding Deposit - £415

Deposit - £2,076

Council Tax Band - G

Local Authority - West Suffolk Council

Term - 12 Month Minimum Tenancy

Construction - Brick & Slate Tiled Roof

Broadband Availability - fibre to the cabinet

Mobile Signal/Coverage - Good

Electricity - Mains Electricity

Heating - Oil Boiler and Radiators

Water - Mains Water

Sewerage - Sewerage plant





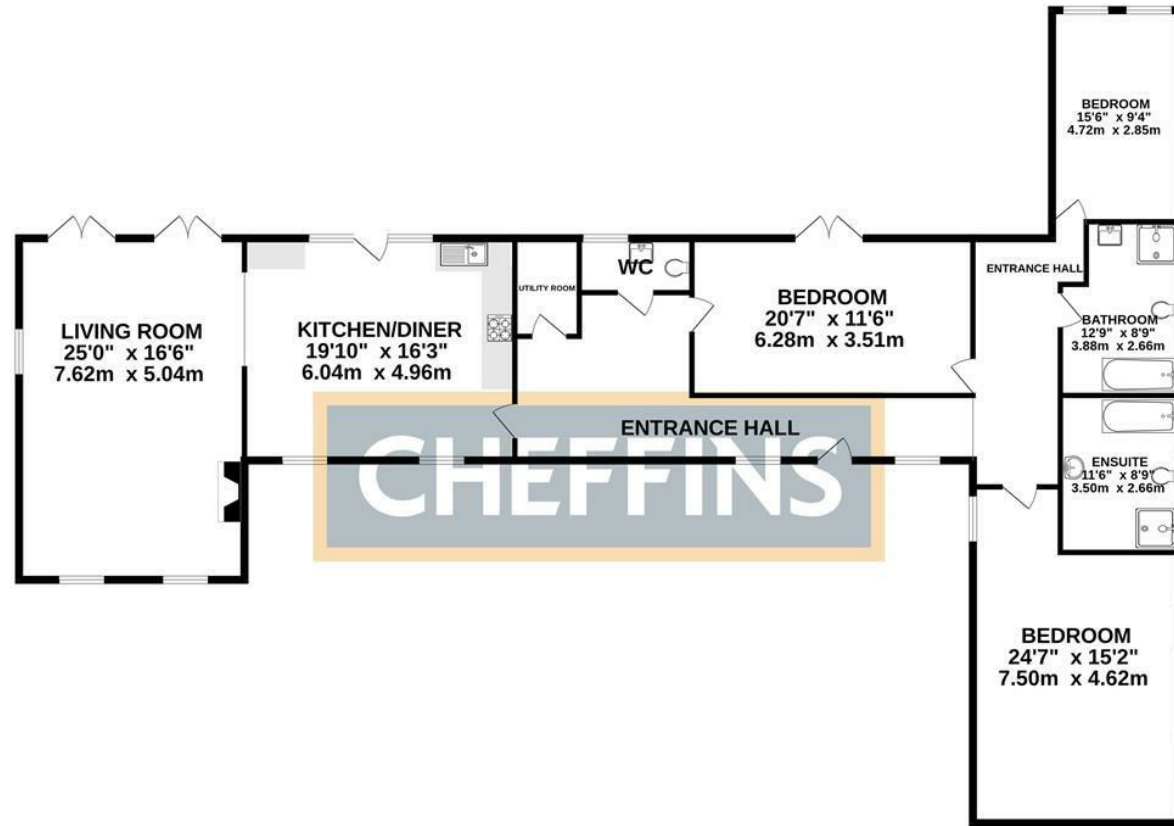
| Energy Efficiency Rating                    |              |           |
|---------------------------------------------|--------------|-----------|
|                                             | Current      | Potential |
| Very energy efficient - lower running costs |              |           |
| (12 plus) <b>A</b>                          |              |           |
| (81-91) <b>B</b>                            |              |           |
| (69-80) <b>C</b>                            |              |           |
| (55-68) <b>D</b>                            | 67           | 69        |
| (39-54) <b>E</b>                            |              |           |
| (21-38) <b>F</b>                            |              |           |
| (1-20) <b>G</b>                             |              |           |
| Not energy efficient - higher running costs |              |           |
| England & Wales                             |              |           |
|                                             | EU Directive |           |
|                                             | 2002/91/EC   |           |

£1,800 PCM  
Council Tax Band - G  
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.

GROUND FLOOR  
2078 sq.ft. (193.0 sq.m.) approx.



STABLE BARN

TOTAL FLOOR AREA : 2078 sq.ft. (193.0 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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