Middle Green, Higham, IP28 6NY

CHEFFINS

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Middle Green

Higham,
IP28 6NY

3 1 1

Guide Price £375,000

- Detached Bungalow
- 3 Bedrooms
- Kitchen/Breakfast Room
- Sits Centrally within a Fantastic Plot
- Excellent Opportunity to Extend & Improve (stp)
- Garage, Driveway & Workshop
- NO CHAIN

A well-positioned detached bungalow offering excellent potential to extend (stp) and improve, situated in the highly sought after and picturesque village of Higham. The property is set centrally within a fantastic sized plot and currently offers a spacious kitchen/breakfast room, a separate utility room, a living room with open fireplace and 3 bedrooms. Outside, the property benefits from a garage, workshop, ample driveway parking and attractive wrap around gardens. NO CHAIN.

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.

ENTRANCE HALL
with entrance door, radiator.

LIVING ROOM
A dual aspect room with double glazed windows to the front and side aspects, open fireplace with red brick surround, radiator.

KITCHEN/BREAKFAST ROOM
A dual aspect room with double glazed windows to the side and rear aspects comprising a range of matching wall and base mounted units with worktop surfaces over, built-in 4 ring electric hob, eye level electric oven, stainless steel sink, space and plumbing for appliances, radiator, vinyl flooring.

UTILITY ROOM
with wall and base mounted units with work surfaces, butler style sink, space and plumbing for appliances, double glazed window to the rear and door leading outside (providing access to/from the driveway).

CLOAKROOM
with low level WC, wall mounted wash hand basin, tiled splashbacks, radiator, double glazed window to the rear aspect.

INNER HALL
with steps leading down, loft access, airing cupboard.

BEDROOM 1
with a radiator and a double glazed window to the front aspect.

BEDROOM 2
with a radiator and a double glazed window to the rear aspect.

BEDROOM 3
with a radiator and a double glazed window to the front aspect.

FAMILY BATHROOM
with a side panel bath with shower over, low level WC, pedestal wash hand basin, tiled splashbacks, half tiled walls, vinyl flooring, double glazed window to the rear aspect.

OUTSIDE
The property is set centrally in a fantastic plot which is mainly laid to lawn and surrounded by hedgerow borders.

To the rear of the bungalow is a shingled driveway providing ample parking for multiple cars which leads to the garage and an entrance door via the utility room.

The remaining gardens are laid to lawn with mature shrub borders, a greenhouse, oil tank and pathway access.

Please note the property has a right of way over the access track at the side of the property to allow access onto the driveway.

DETACHED GARAGE
with up and over door, window to the rear aspect.

WORKSHOP
Located to the rear of the garage with 3 windows and pedestrian door.

SALES AGENTS NOTES
Tenure - Freehold
Council Tax Band - C
Property Type - Detached Bungalow
Property Construction – Brick and tile
Square Footage - 936
Parking – Garage and Driveway

Electric & Water Supply - Mains
Sewerage - Shared Sewerage treatment plant. A 6 monthly fee is paid to T D Barclay & Partners for the maintenance and emptying of this. The current 6 monthly figure payable is TBC.
Heating sources - Oil fired heating and an open fireplace
Broadband Connected – No
Broadband Type – FTTP
Mobile Signal/Coverage – Yes
Flood risk - Very Low

Conservation Area - Yes
Tree Preservation Orders - Yes

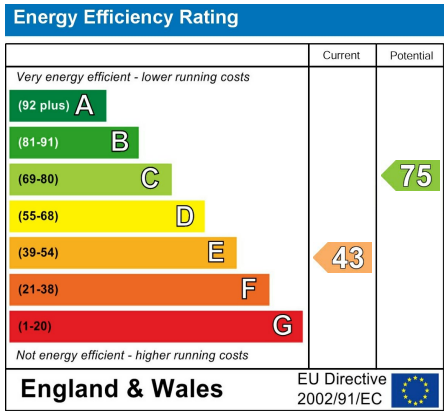
Planning Permission – Please refer to the West Suffolk council website for any local planning applications.
We have been made aware of preliminary discussions about a potential proposal for new homes in Higham. Please speak to us for more details.

Please note the property currently forms part of a larger HM Land Registry title, which will need to be divided prior to completion of any sale.

The vendor has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property and the property is not at risk of collapse.

The property may have restrictive covenants, this will need to be confirmed during the conveyancing process.

The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.



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Local Authority - West Suffolk

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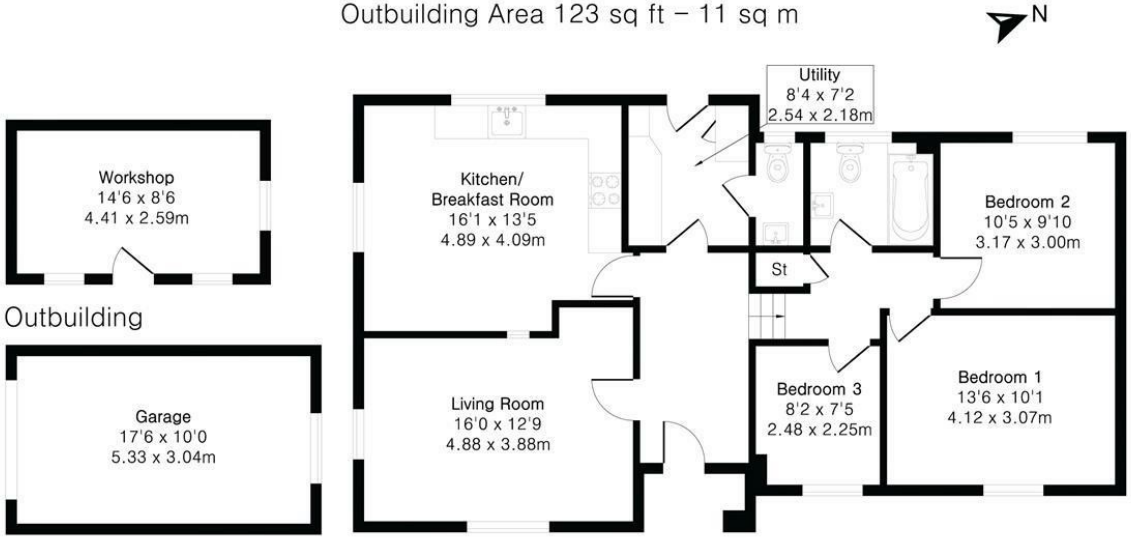
Approximate Gross Internal Area 986 sq ft - 92 sq m
(Excluding Garage & Outbuilding)
Garage Area 174 sq ft – 16 sq m
Outbuilding Area 123 sq ft – 11 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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.

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