



Lower Green, Bury St. Edmunds, IP28 6NL

**CHEFFINS**

## Lower Green

Higham, Bury St. Edmunds,  
IP28 6NL

A 3 bedroom end of terrace house conveniently situated for easy access onto the A14. The property includes a cloakroom, large cellar, sitting room, kitchen/dining room, 3 bedrooms, first floor bathroom and oil-fired central heating. Outside includes an enclosed rear garden and parking. EPC rating E. Available end of September 2020.

### 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 1 1

**£975 PCM**



**RECEPTION HALL**

with glazed entrance door, stairs to first floor, radiator.

**CLOAKROOM**

with basin, low level WC.

**CELLAR****SITTING ROOM**

with 2 radiators, open fireplace.

**KITCHEN / DINER**

with a range of fitted units comprising stainless steel sink unit with cupboards under, further base and wall mounted cupboards, electric cooker, oil-fired boiler, radiator, larder cupboard, glazed door to side, space and plumbing for washing machine.

**FIRST FLOOR****LANDING**

with airing cupboard housing hot water tank, radiator, access to roof space.

**BEDROOM 1**

with fireplace, 2 radiators, built in wardrobe.

**BEDROOM 2**

with radiator.

**BEDROOM 3**

with fireplace, radiator, built in cupboard.

**BATHROOM**

with panelled bath with shower unit over, pedestal basin, low level WC, radiator.

**OUTSIDE****ENCLOSED REAR GARDEN**

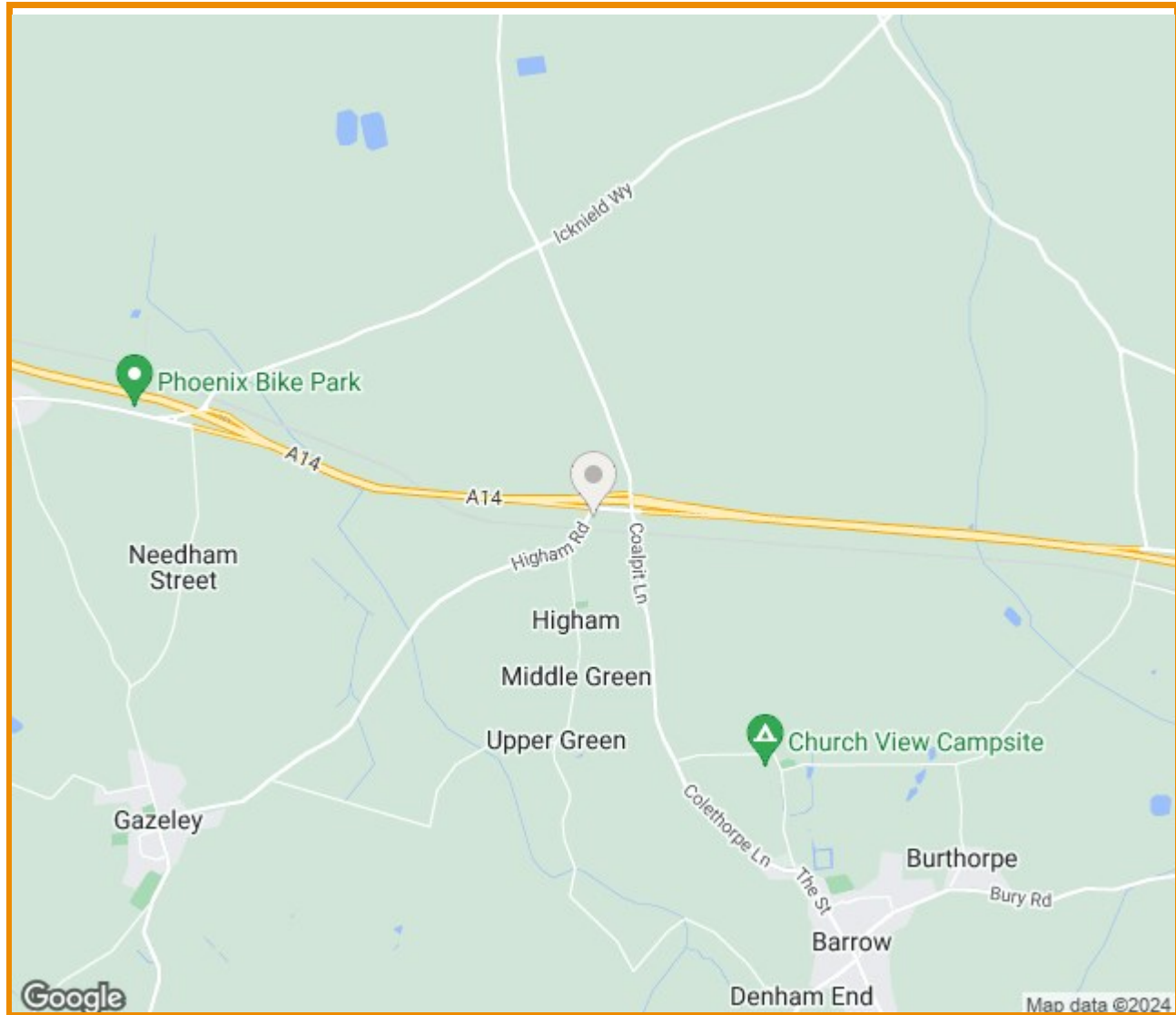
laid mostly to lawn with flower and shrub beds.

**OFF STREET PARKING**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£975 PCM  
 Council Tax Band -  
 Local Authority -



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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.