



Middle Green, Bury St. Edmunds, IP28 6NY

CHEFFINS

Middle Green

Higham, Bury St. Edmunds,
IP28 6NY

A delightful 3 bedroom detached house standing in a semi-rural setting with excellent access to the A14 Bury St Edmunds to Newmarket Road. The property has recently been refurbished and benefits from a fitted kitchen, 2 reception rooms and a bathroom on the first floor. Additional features include off-road parking, garage and gardens. EPC: E, Council Tax Band D. Available Now.

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 2

£1,600 PCM





Entrance Hall

with radiator, window to rear,



Sitting Room

with radiator, fireplace tiled hearth, window to side aspect, storage cupboards.



Dining Room

with radiator, window to side aspect.



Kitchen

newly fitted with range of base and wall mounted units, composite sink and drainer with mixer tap, wood worktops, electric oven and hob with extractor hood over, integrated fridge/freezer, space and plumbing for washing machine, pantry cupboard, cupboard housing oil fired boiler, window to rear aspect.

FIRST FLOOR



Landing

with airing cupboard, window to rear aspect.



Bedroom 1

with radiator, window to side aspect.

Bedroom 2

with radiator, window to side aspect.

Bedroom 3

with radiator, window to side aspect.

Bathroom

newly fitted with low level wc, pedestal handbasin, panelled bath with electric shower over, window to front aspect.

OUTSIDE

The property is approached via a country lane which leads to a shingled driveway and gardens with established trees and shrubs, oil tank and outside light.

Letting Agents Notes

Deposit - £1846.00

Holding Deposit - £369.00

EPC - E

Council Tax - D

Square Footage - 1022.57

Property Type - Detached House

Property Construction - Brick with tiled roof

Parking - Parking for several vehicles and garage

Rights of Way, Easements, Covenants - N/A

Electric Supply - Mains

Gas Supply - No gas

Water Supply - Mains

Sewerage - Village sewerage system

Heating source - Oil fired boiler and radiators

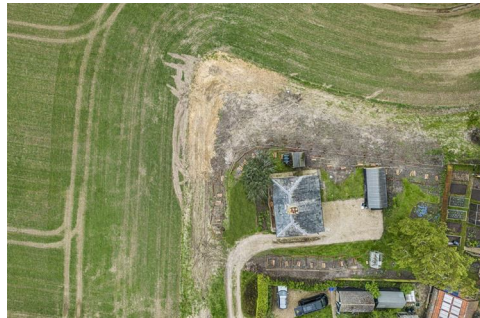
Broadband Connected - Available

Broadband Type - Standard and Fibre to the property available.

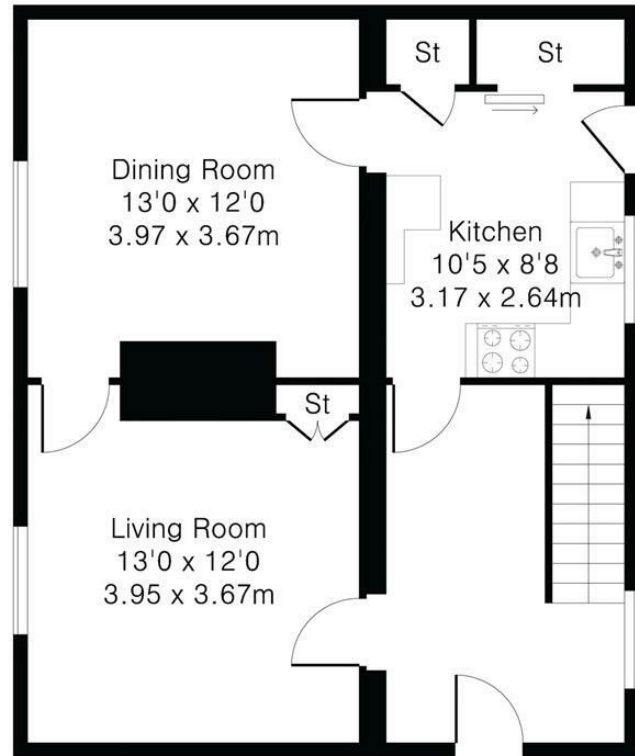
Mobile Signal/Coverage - Coverage likely (apart from 3 network

Flood risk - N/A

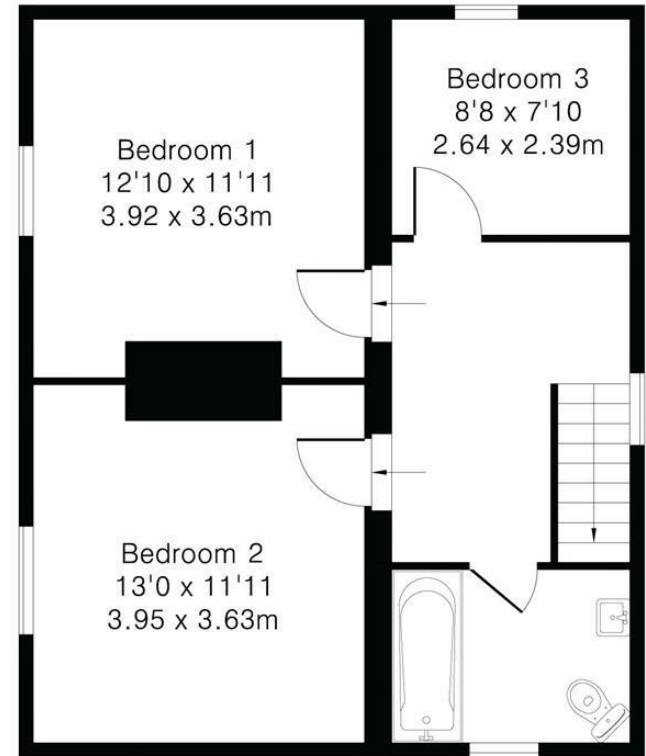
Coal field / Mining area - N/A



Approximate Gross Internal Area 1142 sq ft – 106 sq m
 Ground Floor Area 571 sq ft – 53 sq m
 First Floor Area 571 sq ft – 53 sq m



Ground Floor



First Floor

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		81	39
EU Directive 2002/91/EC			

£1,600 PCM
 Council Tax Band – D
 Local Authority – West Suffolk Council

2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | cheffins.co.uk



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.