

Lofft Close, Stanton, Bury St. Edmunds, IP31 2XE

Price Guide £260,000

Council Tax Band: C



We are pleased to present: An established modern link-detached house, convenient for the centre of this well-served NE village, Entrance Hall, Lounge, Dining Room, Kitchen, 2 Double Bedrooms - originally built with 3, but having had 2 combined, Re-fitted Shower Room, Garage, Generous Parking, Good Size Garden, NO CHAIN, VIEW ASAP.



2 Blackbourne Road, Elmswell, Bury St
Edmunds, IP30 9UH
01284 769691
info@coakleyandtheaker.co.uk
https://www.coakleyandtheaker.co.uk/

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Approximate Gross Internal Area = 81.6 sq m / 879 sq ft
Garage = 15.7 sq m / 169 sq ft
Total = 97.3 sq m / 1048 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	