

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.



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**1 Lofft Close, Stanton. IP31 2XE**

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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	