



Bury Road | Stanton | Bury St Edmunds | IP31 2FL

Shared Ownership £88,000

A well appointed 2 bedroom SHARED OWNERSHIP property available immediately in a popular location. Benefits include, fitted kitchen, large lounge, 2 double bedrooms, rear gardens and parking.

- 2 Bedrooms
- Off Road Parking
- 40% Shared Ownership
- Mid-Terrace
- No staircase restrictions
- Downstairs W/C

## Approximate Room Sizes

This well-presented property is situated on the outskirts of Stanton, which offers local amenities such as a village store, hairdressers, takeaway, pub and hardware store. Petrol stations nearby. Stanton is close to Bury St Edmunds, which offers a good range of retail and leisure facilities.

## ENTRANCE HALL

**KITCHEN 14' 6" x 9' 7" (4.44m x 2.94m)**

**LOUNGE DINER 16' 4" x 11' 1" (4.99m x 3.4m)**

## GROUND FLOOR WC

## FIRST FLOOR LANDING

**BEDROOM 1 16' 4" x 8' 9" (4.99m x 2.69m)**

**BEDROOM 2 10' 4" x 12' 11" (3.16m x 3.94m)**

## FAMILY BATHROOM

**OUTSIDE** To the rear the gardens are turfed with a timber shed.

**PARKING** Each property benefits from parking for 1 car and an additional 2 visitors in total.

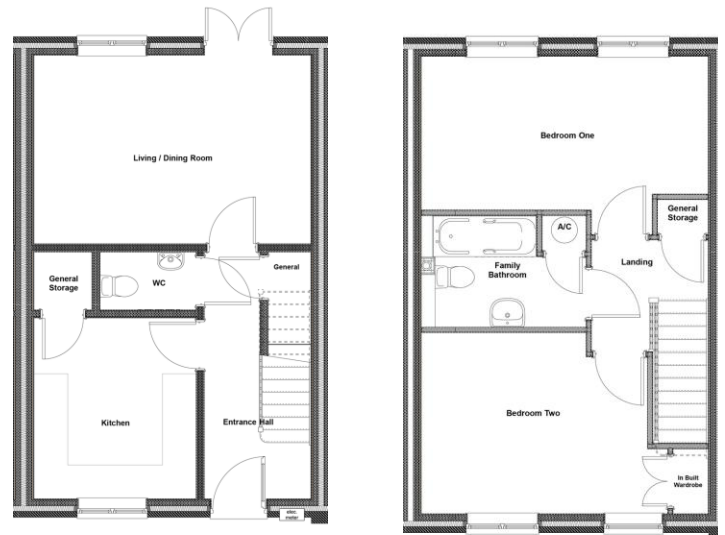
PLEASE NOTE Applicants for this property must be registered with Help to Buy South as eligible for Shared Ownership, and will be subject to an affordability assessment by Havebury before any offer or sale can take place.

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Leasehold

Post Code – IP31 2BZ



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	99
B (81-91)	88
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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## Contact Details

6 The Traverse, Bury St Edmunds, IP33 1BJ

Tel: 01284 769598

Email: burystedmunds@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.

