



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Lodge 45 Pettaugh Road, Stonham Aspal, Stowmarket, £179,995 IP14 6AT

Stonham Barns
Lodge 45 - Atlas Debonair Lodge 42ft x 22ft, 2 bed, 6 berth
The Debonair Lodge 5, Atlas's flagship model, offers pure luxury. In the lounge, freestanding sofas and an electric stove-effect fire create a cozy ambiance. The dining area features a stylish table with four upholstered chairs and a glass-fronted dresser for storage. The rustic kitchen includes wood-effect worktops, a Belfast sink, and a range cooker, complemented by integrated appliances. The master bedroom boasts a king-size bed, walk-in wardrobe, and dressing table. The twin bedroom offers ample storage and comfort. The lodge features a large ensuite bathroom with a full-size bath, while the main bathroom contains a shower cubicle. Price includes 1 FREE gas bottle & 2 year's FREE ground rent. Was £230,000 Now £179,995



THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

