



BURY ROAD, STANTON IP31 2BZ

OIEO £260,000
FREEHOLD

Set back from the road in the sought-after village of Stanton, this generously sized property offers excellent potential and is ideal for buyers looking to modernise to their own taste.

The accommodation includes a spacious sitting room, separate dining room, sun room, kitchen, three well-proportioned bedrooms, and a family bathroom. Outside, the property boasts a good-sized rear garden and a substantial frontage, providing ample space for off-road parking.

With its excellent location and scope for improvement, this home presents a fantastic opportunity for families or investors alike.

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BURY ROAD

- Chain Free Extended Semi-Detached Home In Stanton
- Three Good Size Bedrooms • Modern Kitchen • Gas Fired Heating • Generous Size Sitting Room • Sunroom With Garden Views • Good Size Gardens To Front & Rear • Separate Dining Room • Backs Onto A Recreational Space • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Stairs to first floor, under stairs cupboard, radiator.

Sitting Room

Sliding door to sun room, fireplace. Radiator.

Sun Room

French doors to rear.

Dining Room

Window to rear, radiator.

Kitchen

Range of wall and base level units with drawers and work surface over, integral oven and 4 ring gas hob with extractor over. Space for fridge. Door to inner walk way. Window to Front.

First Floor Landing

Loft access, radiator.

Bedroom 1

Cupboard housing boiler, radiator. Window to rear.

Bedroom 2

Range of fitted bedroom furniture, electric heater. Window to rear.

Bedroom 3

Built in storage cupboard, radiator. Window to front.

Bathroom

Bath, W.C, wash hand basin. Radiator. Window to rear.

Covered Walkway

With door to rear garden, two built in brick sheds.

Outside

Set off the road, the property is approached via a driveway. The front garden is laid to lawn, there is a driveway leading to a metal shed/garage (now in need of repair).

The garden to the rear is a good size, it is mainly laid to lawn with some established trees, enclosed by fencing, gate providing access to the recreation ground.



BURY ROAD





EPC Rating: D **Council Tax Band: B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		68
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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