



Out Westgate, Bury St. Edmunds, Suffolk, IP33 3NZ

MARK · EWIN
BURY ST EDMUNDS

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Situated within a short walk of the town centre is this grade II listed, five-bedroom townhouse offering character features, a cellar and an attractive rear garden.

The accommodation on the ground floor comprises of a welcoming sitting room with attractive polished floorboards, the dining room follows again offering polished floorboards and access to the rear garden. The kitchen offers a range of wall and base level units with integrated oven and gas hob, from the kitchen there is access to the utility room and rear garden. From the hallway stairs lead down to the cellar.

Moving to the first floor, there two bedrooms, the principal benefitting from built in wardrobes and wooden flooring and the second features a bay window overlooking the garden. From the landing there is access to a W.C a further storage cupboard.

On the second floor, there are three bedrooms with wooden flooring and two have built in cupboards. The modern family bathroom with a bath and shower completes the accommodation on offer. The loft is partially boarded with a light and drop-down ladder.

Outside, the rear garden is laid with patio with various bedded area for flowers and shrubs. There is a space for a garden shed, seating areas and is enclosed by brick walls and fencing. Parking is offered via a permit from West Suffolk Council.

*Please note that this property is Grade II Listed.

Additional Information:

Tenure: Freehold

EPC Rating: N/A

Council Tax Band: E £2,550.03 (Source West Suffolk)

Broadband: Standard, Superfast & Ultrafast are available in this area via Openreach & CityFibre. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating offered via gas central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Travelling along Parkway towards Cullum Road, at the roundabout turn right into Out Westgate, the property will be found on the left hand side.

Location

The historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

Accommodation:

Ground Floor

Entrance Hall 16' 2" x 6' 2" (4.93m x 1.89m)

Sitting Room 14' 0" x 14' 7" (4.26m x 4.45m)

Dining Room 14' 10" x 12' 10" (4.51m x 3.90m)

Kitchen 16' 3" x 11' 1" (4.96m x 3.38m)

Utility Room 8' 1" x 10' 9" (2.47m x 3.27m)

Second Floor

Landing 10' 0" x 5' 6" (3.05m x 1.68m)

Bedroom 19' 4" x 12' 9" (5.90m x 3.89m)

Bedroom 14' 2" x 9' 1" (4.31m x 2.76m)

W.C 3' 3" x 6' 1" (0.98m x 1.86m)

Third Floor

Landing 9' 3" x 5' 7" (2.83m x 1.71m)

Bedroom 12' 7" x 9' 10" (3.84m x 3.00m)

Berdroom 12' 11" x 8' 9" (3.93m x 2.67m)

Bedroom 10' 3" x 8' 9" (3.13m x 2.67m)

Bathroom 10' 10" x 5' 5" (3.29m x 1.66m)

Cellar 18' 7" x 17' 0" (5.67m x 5.18m)

Additional Information:

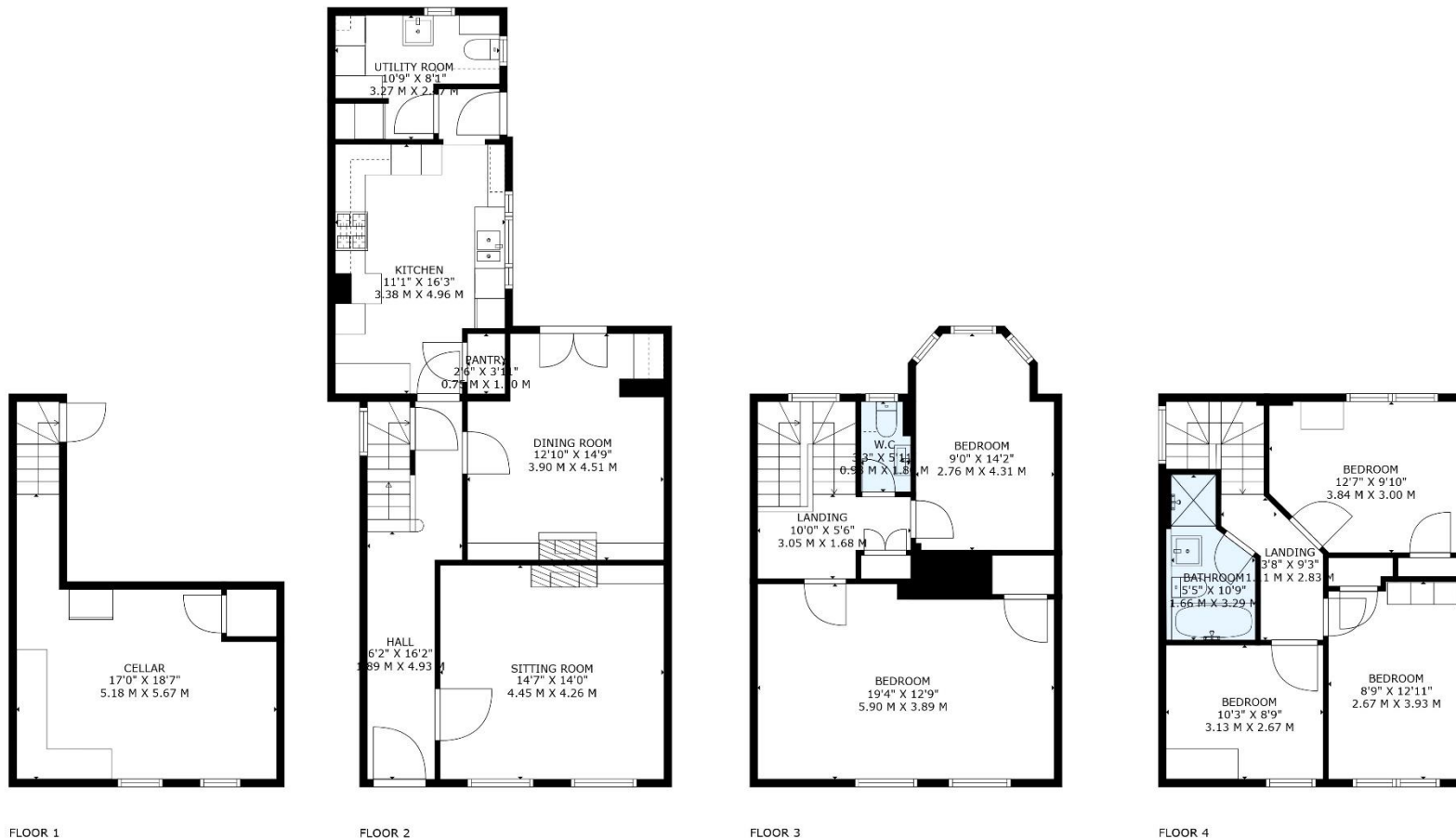
Council Tax Band: E

EPC Rating:

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Offers Over £500,000
Freehold





FLOOR 1

FLOOR 2

FLOOR 3

FLOOR 4

TOTAL: 2031 sq. ft, 188 m²
 Below Ground: 245 sq. ft, 23 m², FLOOR 2: 800 sq. ft, 74 m², FLOOR 3: 507 sq. ft, 47 m², FLOOR 4: 479 sq. ft, 44 m²

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: 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 purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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