



40 Westgate Street
Bury St. Edmunds, IP33 1QG
Guide Price £295,000

shires
residential

Shires are proud to offer for sale this double fronted two bedroom end of terrace property set within the historic Medieval Grid within close walking distance of the town centre and all it's amenities. The property is in need of some modernisation but would make a great project. Currently the accommodation comprises Entrance Hall, Sitting Room with double doors to the courtyard garden, Dining Room with opening to Kitchen, large Cellar separated into two areas which in our opinion subject to the necessary consents could make a great addition to the property. On the first floor there are two double bedrooms and bathroom. The property has the benefit of Gas Fired Central Heating. It is within Zone D South Town Centre permit parking area.

Bury St. Edmunds:

Bury St. Edmunds is one of Suffolk's most attractive market towns and it affords excellent educational, recreational and cultural amenities including the Abbey Gardens and its ruins, the Theatre Royal, Art Gallery and Cathedral Church of St. James together with extensive shopping facilities. The A14 trunk road gives fast access to Ipswich, the east coast, Cambridge, the Midlands, Stansted Airport and London via the M11 and there is also an indirect rail connection to London.

Local Authority & Council Tax Band:

West Suffolk District Council. Council Tax Band B

Services:

Mains services are connected including gas, water, electricity and drainage.

Tenure:

For sale FREEHOLD with vacant possession upon completion.

Viewings:

By appointment with the Sole agents Marshall Buck Ltd.

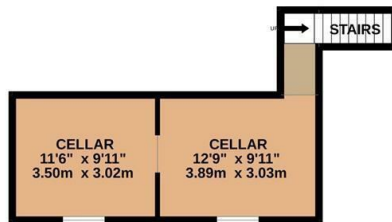
Anti-Money Laundering Regulations

We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.

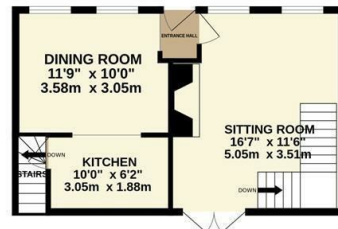




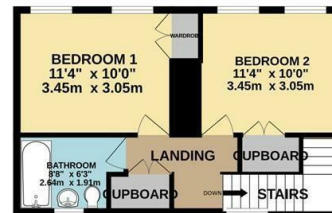
BASEMENT
278 sq.ft. (25.8 sq.m.) approx.



GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		33	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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