

40 Westgate Street - Offers In Excess Of £245,000

Bury St. Edmunds Suffolk IP33 1QG

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Features

- IMPOSING DOUBLE FRONTED TOWNHOUSE
- MEDIEVAL GRID LOCATION
- IN NEED OF MODERNISATION AND IMPROVEMENT INCLUDING A KITCHEN FITTING
- HALL, SITTING ROOM
- KITCHEN/DINING ROOM (NO KITCHEN UNITS/SINK IN PLACE)
- LARGE CELLAR DIVIDED INTO TWO AREAS
- TWO DOUBLE BEDROOMS & BATHROOM
- COURTYARD GARDEN - PERMIT PARKING ZONE D
- NO ONWARD CHAIN - GAS FIRED CENTRAL HEATING (NEW BOILER FITTED 2024)
- IDEAL FOR THOSE LOOKING FOR A PROJECT

The Property

Shires are proud to offer for sale this double fronted two bedroom end of terrace property set in a prominent location within the historic Medieval Grid within close walking distance of the town centre and all it's amenities. The property is in need of modernisation and updating but has great scope and potential for those looking for a project - it does need a kitchen fitting. Currently the accommodation comprises Entrance Hall, Sitting Room with double doors to the courtyard garden, Dining Room with opening to Kitchen (old kitchen has been removed and a new one needs fitting), large Cellar separated into two areas offering storage. On the first floor there are two double bedrooms and bathroom. The property has the benefit of Gas Fired Central Heating (new boiler fitted 2024). It is within Zone D South Town Centre permit parking area.

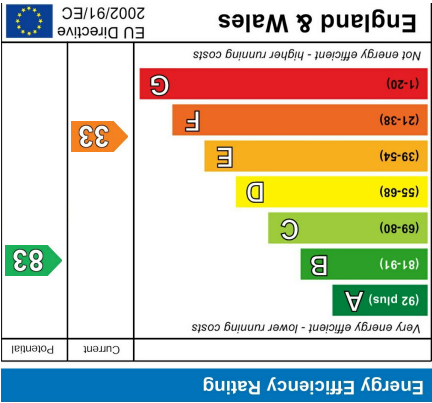
Bury St. Edmunds:

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.





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



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

