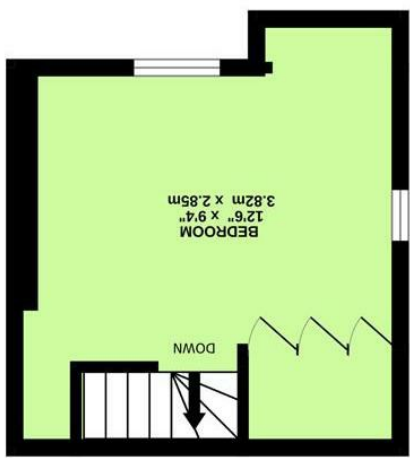
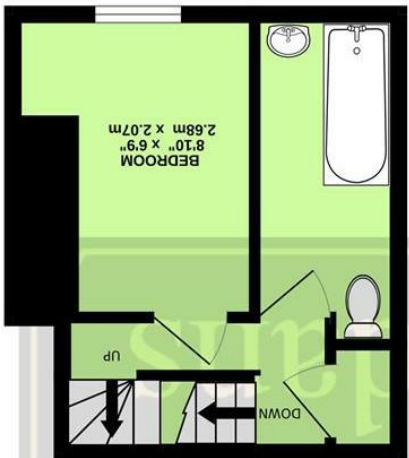


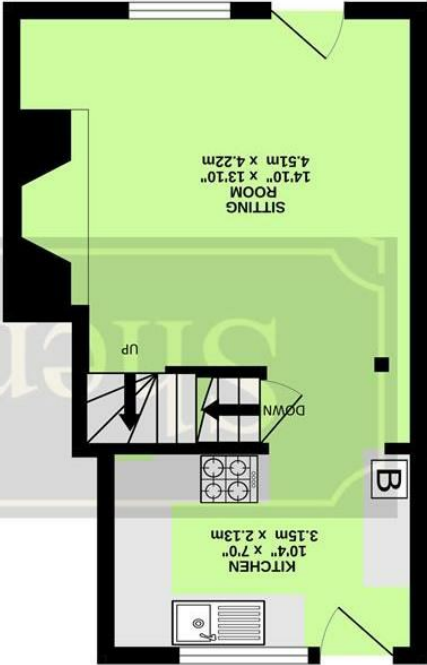
These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.



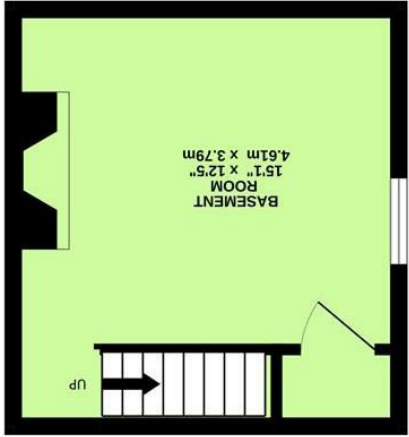
2ND FLOOR



1ST FLOOR



GROUND FLOOR



BASEMENT LEVEL



Measurements are approximate. Not to scale. Illustrative purposes only
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Westgate Street, Bury St Edmunds IP33 1QG

Guide Price £275,000

Attractive grade II listed three storey town house situated in the heart of the town centre.

Understood to have been built in 1837 of traditional brick and flint construction beneath a plain tiled roof, this particularly elegant early Victorian town house, provides charming accommodation, full of character and personality, retaining a wealth of original features including heavily timbered beams, sash windows and inglenook fireplaces. The house enjoys a prominent setting on the edge of the historic medieval town grid and is ideally situated within a stones throw of the theatre royal and town centre. An early viewing is recommended.

With more recent improvements over the years including gas fired radiator central heating, the charming accommodation currently in brief comprises panelled entrance door to the sitting/dining room, a cosy reception room with many exposed timbers, wooden flooring, large red brick inglenook fireplace, sash window to front and stairs off to the first and second floors. The kitchen has been re-fitted with a modern range of units and has door to side and window to rear. The cellar has been converted to form a versatile reception room with large red brick inglenook.

On the first floor is a landing with doors to a bedroom and

bathroom. On the second floor is the principal bedroom with a striking vaulted ceiling with exposed timbers and fitted wardrobe cupboards, completing the accommodation.

Outside

To the rear of the house is a south facing small courtyard garden with shed.

Location

The property enjoys a prominent setting on the edge of the historic medieval town grid within a stones throw to the town centre. Bury St Edmunds in Suffolk is a unique and dazzling historic gem. An important market town with a richly fascinating heritage, the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of attractions and places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge.

Directions

When entering the town along Westgate Street from the direction of the roundabout and Outwestgate, proceed past the St Edmunds Church and Primary School, and the house will be found on the right next to Friars Lane. what3words:///reissued.fabric.jabs

Services and agents note

All mains services are connected to the property.

- Charming grade II listed town house in the heart of Bury St Edmunds
- Wealth of original features
- South facing courtyard
- Converted cellar/family room
- Sitting room with Inglenook
- Modern kitchen with built in appliances
- Two bedrooms
- First floor bathroom
- Stones throw from Theatre royal and town centre
- No onward chain

Agents note: Grade II listed house and conservation area. The adjoining house (15 Westgate Street) enjoys rear access to the side gate opening to Friars lane across the courtyard garden.

Council Tax: West Suffolk Band: B

Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk

