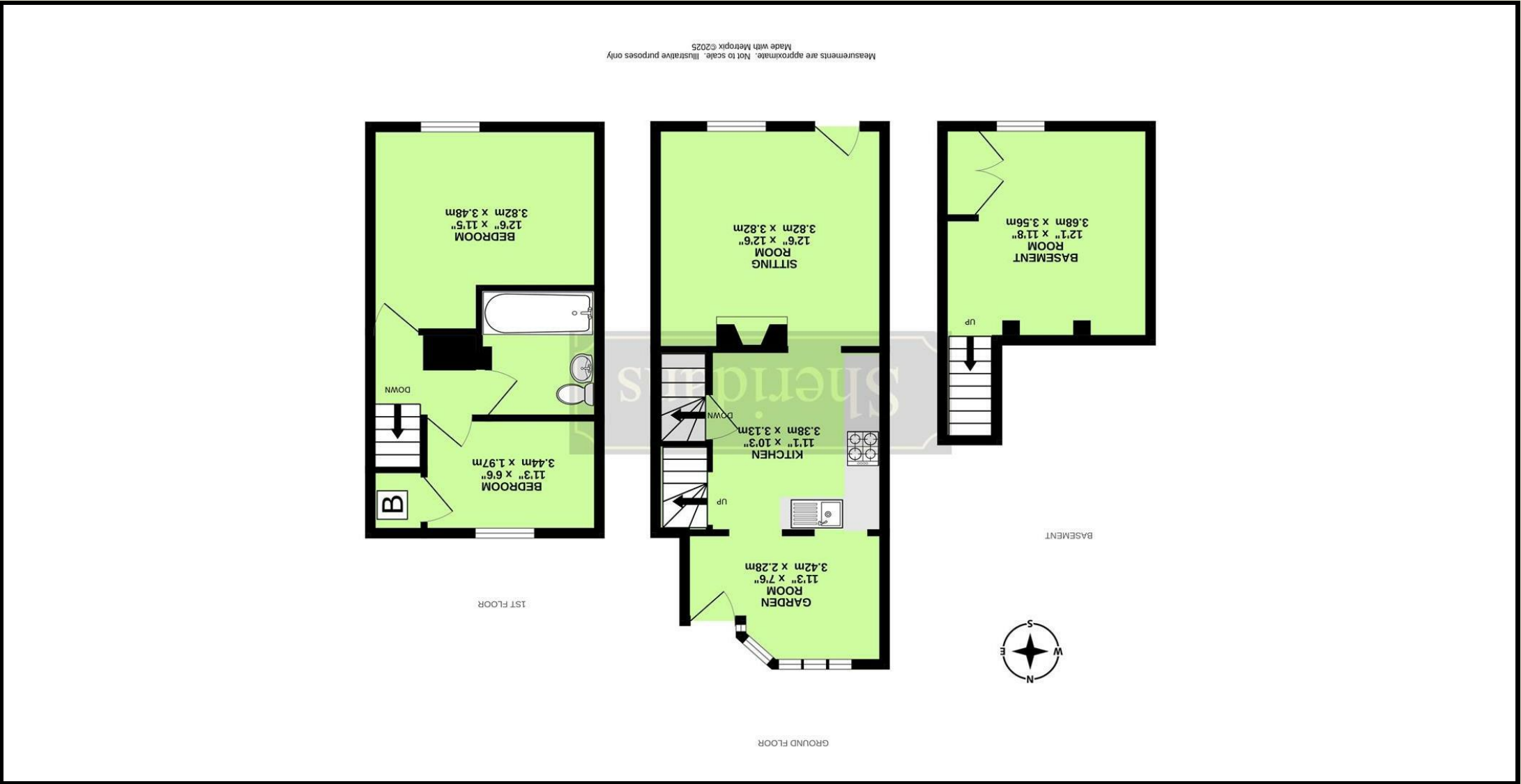


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents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







## Westgate Street, Bury St. Edmunds IP33 1QG

Guide Price £300,000

We are pleased to offer this delightful Grade II Listed two bedroomed period house situated in the town, only a short walk from the centre with its multitude of shops, bars, restaurants and attractions such as the Abbey Gardens.

The accommodation in brief is as follows: Entrance into the property via the front door which leads into a lovely sitting room with a front aspect sash window. This in turn flows into the modern kitchen with a range of base and wall units with fitted oven, leading into a light and airy garden room at the rear with a door to a small courtyard space. In addition there is a door in the kitchen that leads to a cellar that has been converted creating an additional room.

Upstairs, on the first floor there is a master bedroom with a front aspect sash window, rear aspect single room and a bathroom in between completes the accommodation.

Outside  
Outside to the rear there is a small paved courtyard with enough space for a little table and two chairs.

Location  
Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

Directions  
From the Sheridans Office, proceed along whiting Street and at the junction of Westgate Street turn left where number 58 will be found a short distance further on the left-hand side.

Services

- Central town location
- Sitting room
- Converted cellar
- Modern kitchen
- Garden room
- Two bedrooms
- First floor bathroom
- Small courtyard garden
- Chain free

Mains electricity, gas, drainage and water. Heating - Gas  
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

