

Out Westgate, Bury St. Edmunds

Sheridans









Out Westgate, Bury St. Edmunds IP33 3NU

Guide Price £215,000

Occupying a highly convenient position within easy reach of the town centre, this charming Victorian terraced cottage offers well-presented accommodation arranged over two floors, whilst retaining a wealth of character and period appeal.

The property is approached from Out Westgate via a small entrance porch leading into a generously proportioned sitting/dining room. Extending to over 20ft in length, this light and welcoming reception space provides ample room for both seating and dining furniture and serves as the heart of the home. To the rear, the kitchen is fitted with a range of units and enjoys direct access to the enclosed rear garden.

On the first floor, a landing leads to two bedrooms, including a comfortable principal bedroom with built-in storage, together with a second bedroom ideal as a guest room, nursery or home office. The accommodation is completed by a family bathroom.

The property is offered for sale with no onward chain and would make an ideal first-time purchase, investment opportunity or conveniently placed town residence.

Outside
Outside, the property benefits from an long rear garden, that backs onto the meadows behind. The property requires permit parking.

Location
Bury St Edmunds is one of Suffolk's most sought-after market towns, combining historic charm with excellent modern amenities. Renowned for its Cathedral, vibrant cultural scene, theatres, cinemas, restaurants and attractive green spaces, the town offers an outstanding quality of life. A traditional market operates twice weekly, complemented by a wide range of independent shops, cafés and national retailers.

The town benefits from excellent schooling, a strong community atmosphere and superb transport links, with easy access to Cambridge, Ipswich and beyond via the A14, as well as regular rail services.

Directions
When leaving the town centre, proceed along Westgate Street and proceed straight over the roundabout onto Out Westgate, where the entrance and gates to the property will be found on the left hand side.

Services

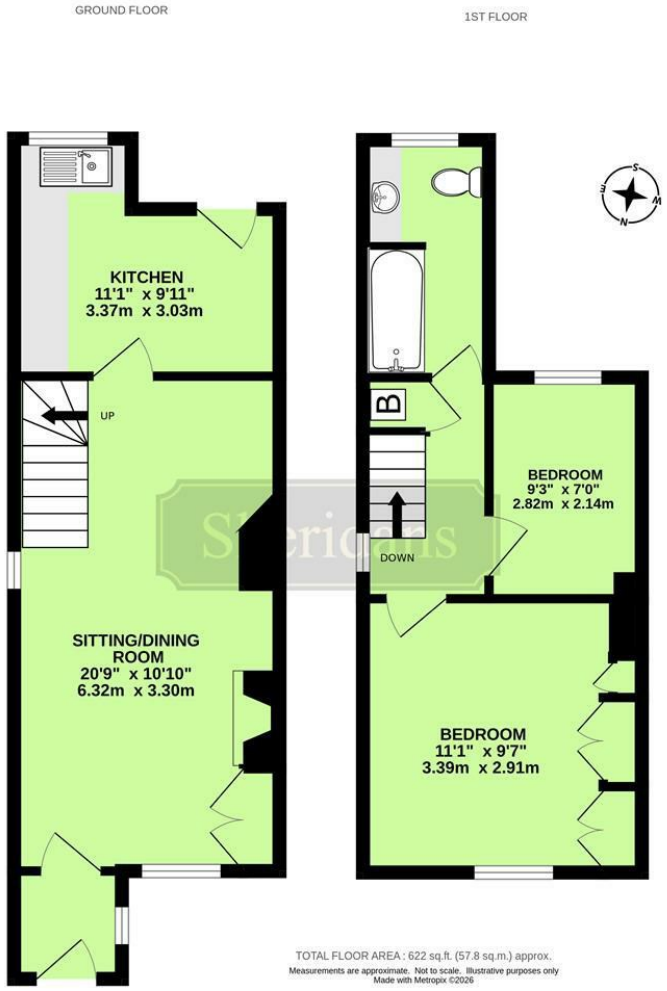
- Offered for sale with no onward chain
- Charming Victorian terraced cottage in a convenient town location
- Spacious 20ft sitting/dining room with feature fireplace
- Well-proportioned kitchen overlooking the rear courtyard
- Two first-floor bedrooms
- Family bathroom serving both bedrooms
- Character brick façade with period appeal
- Enclosed rear garden
- Permit parking
- Ideal first-time purchase, investment or town-centre home

Mains electricity, gas, drainage and water.
Heating - Gas
Council Tax: West Suffolk Band: B
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk (Source Gov.uk)









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.

Sheridans Estate Agents

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