



Westley Road, Bury St. Edmunds

Sheridans



Westley Road, Bury St. Edmunds IP33 3SD

Guide Price £475,000

Coming to the market for the first time since built!..... A rare opportunity to purchase an untouched detached 1930s house in need of renovation with generous gardens enjoying a prominent setting in one of the towns most sought after town locations.

Understood to have been built over 90 years ago and having stayed in the same family ownership since built and presented to the market for the first time ever, this traditional detached house provides great potential for improvement and re-development (subject to the relevant planning permissions being approved by the local authority). The house retains original features and stands within generous gardens extending to .23 of an acre.

Offered with no onward chain, the accommodation currently in brief comprises an entrance hall with original staircase and under-stairs cupboard. The dining room has windows to front and side and door to side. The sitting room has two windows overlooking the front gardens and retains a fireplace with fitted cupboards to side. The kitchen is fitted with a dated range of units and leads a bathroom with adjoining outside WC. On the first floor is a landing leading to the three bedrooms (including two double bedrooms with original fireplaces).

Outside

To the front is a well stocked garden with flower and hedge borders. A driveway provides off road parking for several vehicles and leads to a single garage. Gated access leads to the generous rear gardens which are mostly laid to lawn and include a shed and two greenhouses, all in .23 of an acre.

Location

The house enjoys a prominent setting along one of the most sought after roads within the town. The property is close to well-regarded schools and sports facilities, uniquely independent shops, well known high street stores, the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'Jewel in the crown of Suffolk'. The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

Directions

When proceeding out of town along Westley Road, the entrance to the house will be found further on the left hand side.

Services and agents note

Mains electricity, water and drainage. Electric storage heating. Council Tax Band D.

- Detached 1930s house presented to the market for the first time since built
- Generous gardens of .23 of an acre / Off road parking, single garage
- One of the most sought after roads in Bury St Edmunds
- In need of restoration and improvement
- Potential to extend (subject to planning permission)
- Sitting room, dining room
- Kitchen, three bedrooms
- Bathroom
- No onward chain

Agents note. No onward chain. The roof and sides of the garage are asbestos and most of the shed nearest the house. 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





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.

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