



Westgate Street, Bury St. Edmunds IP33 1QG

Guide Price £235,000

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 a dining/breakfast area with a modern galley kitchen at the rear with a door to a small courtyard space. In addition there is a door between the sitting room and breakfast area that leads to a cellar which, with a little investment, would make an ideal office or tv room.

Upstairs, on the first floor there is a master bedroom with a front aspect sash window and stripped wooden floorboards, 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, which in turn leads to a useful brick-built storage shed.

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.

- Central town location
- Sitting room
- Cellar
- Dining/breakfast area
- Kitchen
- Two bedrooms
- First floor bathroom
- Small courtyard garden
- No onward chain

Directions
From the Sheridans Office, proceed along whiting Street and at the junction of Westgate Street turn left where number 61 will be found a short distance further on the left-hand side.

Services
All mains services are connected. Council tax band A. Grade II Listed. EPC Rating: D.

No onward chain.

