Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

78 Out Westgate,
Bury St. Edmunds, Suffolk, IP33 3NT

This charming bay-fronted terrace is of late Victorian origin and occupies a convenient location, close to a parade of shops and within easy walking distance of the town centre.

The property has been owned by the present vendor for many years and although having been well maintained would now benefit from some updating. The house is served by gas fired central heating and includes a useful cellar and long rear gardens.

- Late Victorian terraced townhouse
- Occupying a very well served location
- Hall, sitting room, dining room, kitchen, cellar
- 2 Double bedrooms, spacious bathroom
- Gas fired central heating, uPVC sealed unit glazing
- Front and approx. 100ft rear gardens, permit parking

Guide Price £260,000

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General Information

The property is located within easy walking distance of the town centre and is close to a parade of shops, a primary school and a public house/restaurant. Bury St. Edmunds provides an excellent range of educational, recreational and shopping facilities. The A14 is within easy reach providing fast access to Ipswich, Cambridge and London, via the M11.

The house is understood to date back to 1898 and has been a much-loved home for the present vendor who has lived in the house since 1959. Whilst the house has been extremely well maintained it is perhaps now a little dated in places, making it perfect for anyone wanting to put their own stamp on a property whilst increasing its value.

On the ground floor: The entrance hall gives access to both the bay-fronted sitting room and the separate dining room. A door in the dining room leads down to the cellar which seems quite dry and has natural light. Finally, the kitchen includes a range of units and has a gas fired boiler serving the central heating. The kitchen has a door to the outside with porch and outside toilet.

On the first floor: There are 2 double bedrooms and a spacious bathroom. Bedroom 1 has an original Victorian fireplace and bedroom 2 gives direct access to the bathroom.

Outside
To the front of the property are small gardens set behind low brick walling. The rear gardens, which are subject to a pedestrian right of way, are of a generous size and are laid extensively to lawn and are planted with a wide variety of mature shrubs and trees including a very productive apple tree and an impressive holly tree.

COUNCIL TAX - BAND B

Directions
From the town centre proceed along Westgate Street, crossing over the roundabouts with Parkway into Out Westgate. The property will then be seen on the right-hand side.

Entrance Hall

Sitting Room 13'0 max x 9'11 (3.96m max x 3.02m)

Dining Room 12'9 x 11'1 (3.89m x 3.38m)

Kitchen 9'3 x 7'10 (2.82m x 2.39m)

Cellar 13'0 x 10'5 (3.96m x 3.18m)

First Floor

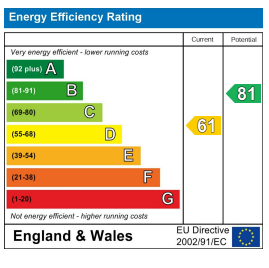
Bedroom 1 13'0 x 10'9 (3.96m x 3.28m)

Bedroom 2 12'9 x 11'2 (3.89m x 3.40m)

Bathroom 9'2 x 7'11 (2.79m x 2.41m)

Outside WC

Gardens



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Outside WC
Kitchen
Dining Room
Sitting Room
Cellar
Bathroom
Bedroom 2
Bedroom 1

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