



**37 Out Westgate  
Bury St. Edmunds, IP33 3NZ  
£220,000**



### **Ideal for First Time Buyers or Investors!**

Shires Residential Sales are delighted to offer to the market for sale this chain free two bedroom mid terrace house, very near to the town centre of Bury St Edmunds, and close to transport links.

The internal accommodation comprises two double bedrooms, living room, dining room, large cellar with great potential for conversion/storage space, kitchen and family bathroom. Externally there is a private secluded rear garden which has potential for extension of the kitchen.

Call now to arrange your viewing.

### **LOCATION**

The property is located just outside the town centre of Bury St Edmunds on Out Westgate Street. The property is within a short walk from a range of local amenities as well as only being a stone's throw from the centre of Bury St Edmunds and West Suffolk Hospital. Bury St Edmunds offers a wide range of educational, recreational and cultural facilities including the Arc Shopping Centre, Greene King Brewery and Abbey Gardens. The town also boasts a train station with main line links to London Liverpool Street and the A14 trunk road is within easy access giving passage to the nearby towns of Ipswich, Cambridge and London via the M11.

### **PORCH**

#### **ENTRANCE HALLWAY**

The property is entered via a UPVC door into the internal porch which gives open access to dining room, with stairs to the first floor and open access to

### **DINING ROOM**

13'3" x 9'7" (4.04m x 2.92m)

A light and airy dining room with UPVC window to front aspect. Radiator. Chimney breast. Wooden flooring. TV point.

### **LIVING ROOM**

13'1" x 9'6" (4 x 2.9)

A bright living room with gas fire. Access to cellar. UPVC window to rear aspect. Radiator. TV point. Open access to

### **KITCHEN**

10'5" x 6'2" (3.2 x 1.9)

A well equipped kitchen boasting a range of wall mounted and under counter

cabinets beneath roll edge granite effect work tops with complimentary tiled splashbacks. Inset stainless steel sink with drainer and mixer tap over. Electric oven with gas hob and extractor over. Space and plumbing for dishwasher or washing machine and fridge freezer. Wall mounted Combination boiler. Ceramic tiled flooring. Hardwood half glazed door giving access to rear garden. UPVC window to rear aspect. Radiator.

### **CELLAR**

18'4" x 12'5" (5.6 x 3.8)

Huge area with great potential to convert for extra reception room or bedroom - If the correct planning is authorised and work carried out this space could be ideal for cinema, games room, gym and much more! Ideal storage space with built in steps. Power and lighting.

### **LANDING**

Giving access to all of the first floor accommodation and loft hatch.

### **BEDROOM ONE**

12'5" x 9'6" (3.8 x 2.9)

A good size double bedroom with feature fire place, built in wardrobe space. UPVC window to front aspect. Radiator.

### **BEDROOM TWO**

9'6" x 7'2" (2.9 x 2.2)

double bedroom with UPVC window to rear aspect. Radiator.

### **FAMILY BATHROOM**

6'10" x 4'11" (2.1 x 1.5)

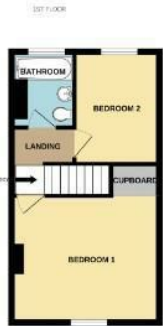
Fully tiled bathroom with white suite comprising low level WC, panel bath with mains shower and screen over. Pedestal

wash hand basin. Heated towel rail. Obscure UPVC window to rear aspect.

### **OUTSIDE**

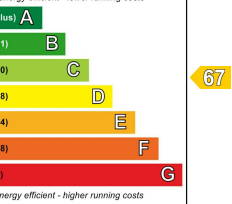

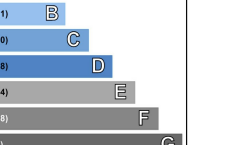
To the rear the property boasts a private secluded garden, predominantly laid to lawn with shrubs and roses in side borders and attractive patio area outside rear door (potential for kitchen extension STP).





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	