

# 58 Westley Road - Offers Over £220,000

Bury St Edmunds Suffolk IP33 3RU

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## Features

- CHAIN FREE HOUSE
- OUTSKIRTS OF TOWN
- OFF ROAD PARKING FOR ONE CAR
- GENEROUS SIZED REAR GARDEN
- LOUNGE/DINING ROOM
- KITCHEN AND GROUND FLOOR BATHROOM
- 2/3 FIRST FLOOR BEDROOMS
- IN NEED OF GENERAL UPDATING
- POPULAR WEST SIDE OF TOWN
- CALL US NOW TO BOOK YOUR VIEWING

## The Property

Nestled on Westley Road in the charming town of Bury St Edmunds, this delightful Edwardian terraced house presents a wonderful opportunity for those seeking a project to make their own. With three bedrooms and a well-proportioned reception room, this property offers space for families or individuals looking to settle in a vibrant community.

The house, which is chain-free, is in need of updating, allowing you to infuse your personal style and preferences into the living space. The generous rear garden is a standout feature, providing a perfect outdoor retreat for relaxation or entertaining guests. Additionally, the property benefits from off-road parking for one vehicle, a valuable asset in this popular area.

Situated on the western outskirts of town, this home is conveniently located near local amenities, schools, and parks, making it an ideal choice for families. The blend of period charm and potential for modernisation makes this property a rare find in the current market. Whether you are a first-time buyer or an investor, this house offers a fantastic opportunity to create a lovely home in a sought-after location. Don't miss your chance to explore the possibilities that await in this charming Victorian residence.



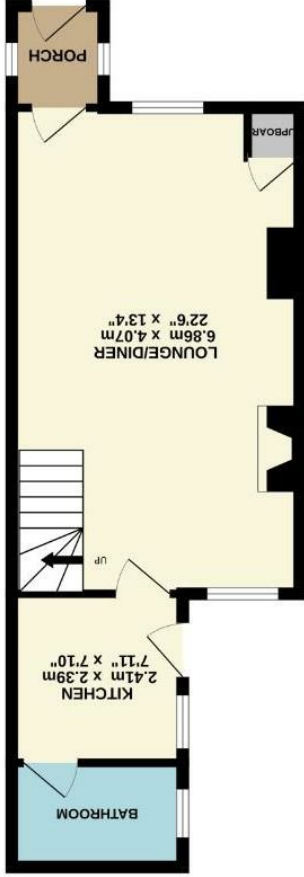




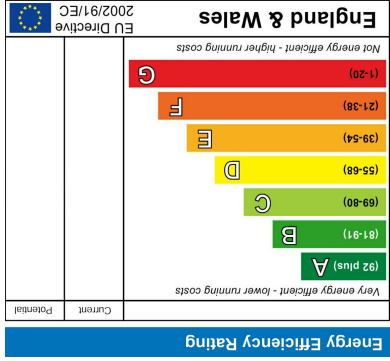
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



GROUND FLOOR  
38.1 sq.m. (410 sq.ft.) approx.



1ST FLOOR  
32.9 sq.m. (354 sq.ft.) approx.



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 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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