

oakheart

£280,000

Offers Over  
Westley Road, Bury St. Edmunds

We are pleased to present to market, this unique opportunity to acquire a traditional property on the West side of Bury St Edmunds. It is the perfect project home for keen DIY'ers looking to obtain a generously proportioned residence within walking distance of Bury Central.

Westley Road is a popular residential street known for its immediate walking distance of Westley Middle School and West Suffolk College. In addition it is a short walk from Bury Town

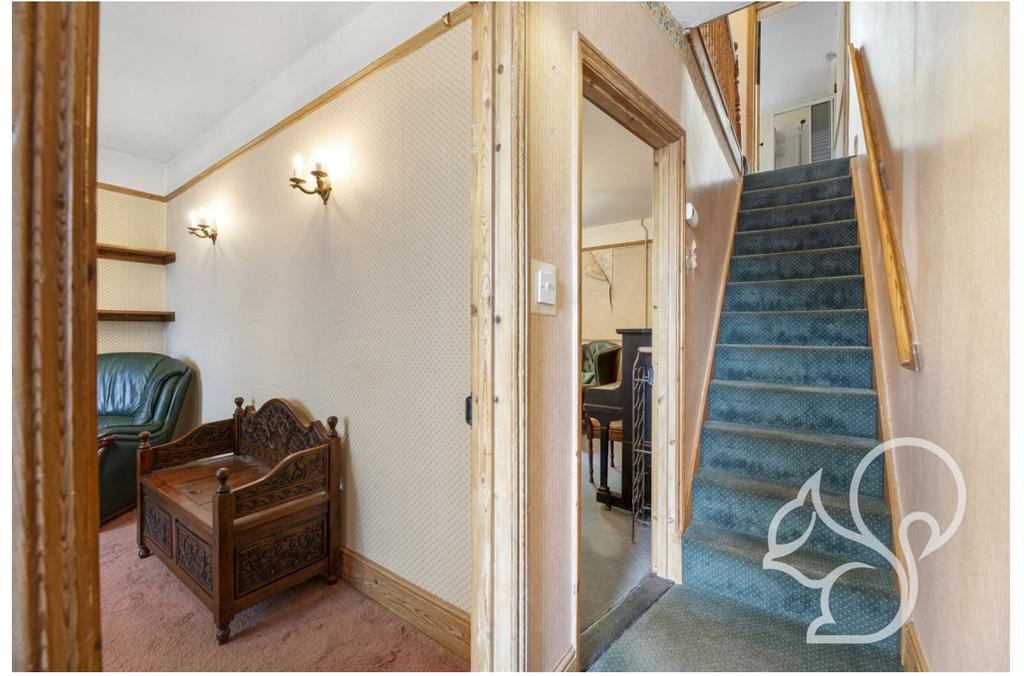
Centre which is particularly well served by local, independent and chain amenities. The property boasts a sizeable plot with off road parking on a private driveway to the front and plenty of outside space to enjoy in the lengthy garden to the rear. The garden is mostly laid to lawn with the benefit of mature hedging and trees to the right side helping create natural privacy.

Internally there are a wealth of traditional features that suit the age of the building. In the lounge, dining room and both bedrooms

are feature cast iron fireplaces that will make wonderful features amongst modern improvements. Living accommodation throughout the property is generously appointed with most rooms finished with picture rails and painted walls. The front aspect of the property is bay fronted with the living room enjoying a wealth of natural light through this enviable feature. At the rear aspect adjoining the lounge, is the dining room; It boasts views over the garden to the rear and directly leads onto the kitchen.



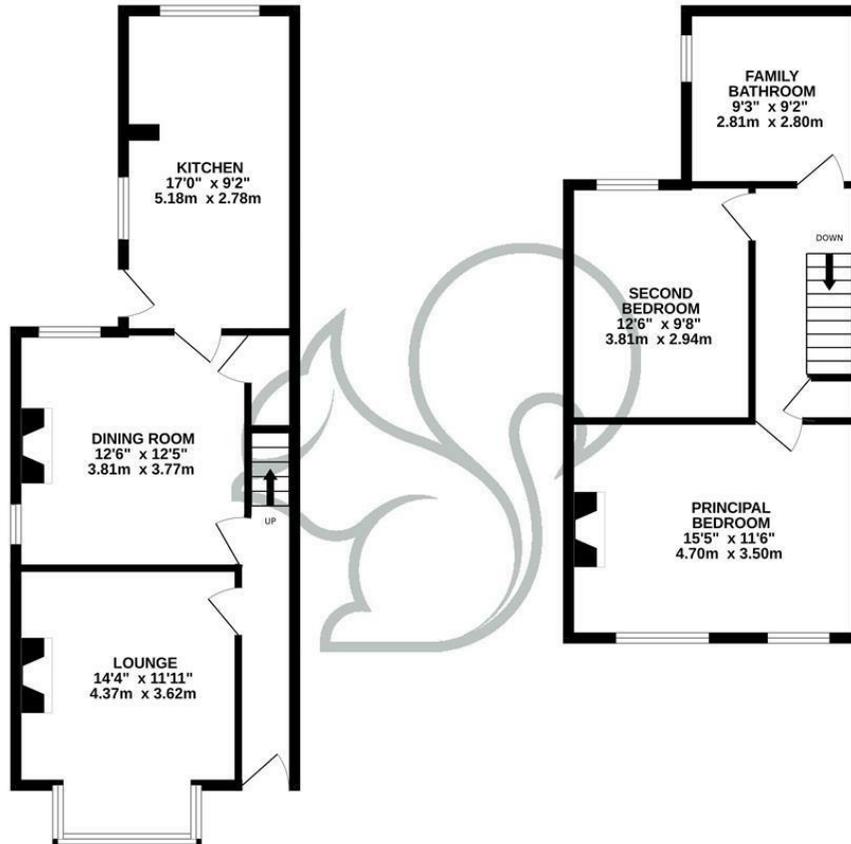






GROUND FLOOR  
518 sq.ft. (48.2 sq.m.) approx.

1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 966 sq.ft. (89.7 sq.m.) 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 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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Local Authority:

Tenure:  
Freehold

Council Tax Band:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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