

oakheart

£275,000

Guide Price

Out Westgate, Bury St. Edmunds

****GUIDE RANGE** £275,000 TO £300,000** Situated in a highly sought-after location, this delightful three-bedroom Victorian terraced home offers a perfect blend of period elegance and modern convenience.

The bay-fronted living room boasts beautiful natural light and classic Victorian character, while the rear-aspect kitchen is well-equipped and provides access

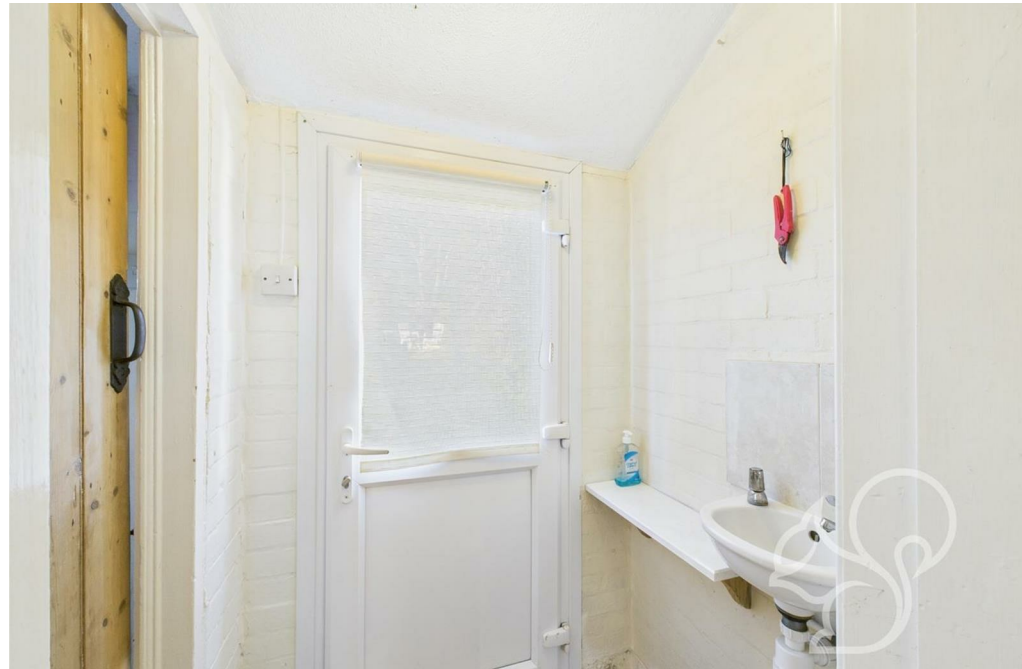
to a handy cloakroom. The converted cellar offers a versatile additional reception room or third bedroom, ideal for guests, a home office, or a snug.

Upstairs, two generously sized bedrooms provide comfortable accommodation, served by a well-appointed family bathroom featuring a bathtub with a shower unit, a low-level WC, and a hand wash basin.

Outside, the lengthy rear garden is a fantastic space for relaxation and entertaining, complete with a practical storage shed at the far end. With easy access to Bury St. Edmunds' vibrant town centre, excellent schools, and transport links, this wonderful home is a must-see for those seeking character, space, and convenience.











Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

Oakheart Bury St Edmunds
01284 331077
bury@oakheart.co.uk
8 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

oakheart