



IN NEED OF COMPLETE RENOVATION

12 Westgate Street, Bury St Edmunds, Suffolk, IP33 1QR

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Bedfords

ESTABLISHED 1966

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A rare, untouched townhouse with attics, large cellars and parking space - in need of total renovation

RECEPTION HALL | SITTING ROOM | DINING ROOM | KITCHEN | LARDER | CELLARS | PRINCIPAL BEDROOM WITH WALK-IN WARDROBE | TWO FURTHER BEDROOMS | FAMILY BATHROOM | 3 ATTICS ROOMS | GARDEN | PARKING SPACE

12 Westgate Street is a fine Grade II listed late Georgian townhouse, untouched for many years, retaining its fabulous period character with many original and contemporary period features, including Jacobean panelling, shutters, sash windows, panelling and brick floors, original floorboards and untouched attics and cellars. This fine townhouse has an enclosed rear south-facing garden and a single private parking space to the rear, briefly it comprises;

RECEPTION HALL with Jacobean dado-height panelling and elegant staircase to first-floor with understairs storage cupboard and part-glazed door to garden.

WALK-IN COAT CUPBOARD with hanging rail.

SITTING ROOM, a double-aspect room with dual-aspect shuttered sash windows, with brick fireplace and walk-in drinks cupboard.

DINING ROOM with shuttered sash window, brick fireplace, picture rail and two wall light points.

KITCHEN fitted with Formica kitchen cupboards and shelved storage, an enamel double drainer sink unit and fireplace housing gas boiler, walk-in shelved larder.

CELLARS with brick floor, divided in to four rooms, the largest partially-divided with original storage areas.



Guide: £535,000 FREEHOLD

FIRST FLOOR

CLOAKROOM with low-level WC.

BEDROOM ONE a double-aspect room overlooking the garden, walk-in dressing area with built-in wardrobe cupboard, a further separate wardrobe, and connecting door (sealed) through to:

DRESSING ROOM with dado-height tongue-and-groove panelling, built-in wardrobe.

BEDROOM TWO with cast-iron fire grate and moulded fire surround.

BATHROOM with corner shower cubicle, wash hand basin, with airing cupboard and store.

SECOND FLOOR

ATTICS comprising three rooms within the eaves. Ideal for further bedroom accommodation

OUTSIDE To the rear is an enclosed garden with a small lawn, and provides great potential to create a private south-facing walled garden, with side pedestrian access leading to Westgate Street, and a single **PARKING SPACE** approached via Greene Mews, the services charge for the parking space is approximately £350 per annum.

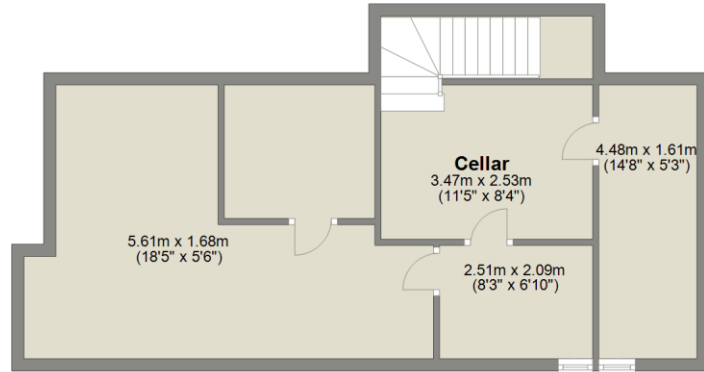
AGENT'S NOTE There is listed building consent for French doors in the kitchen, new partition to form en-suite within attic, thermal improvements including secondary glazing throughout, for full information see <https://planning.westsuffolk.gov.uk/online-applications> Ref no. DC/22/0830/LB.

SERVICES – Mains, water, drainage and gas connected
Council Tax Band F – West Suffolk



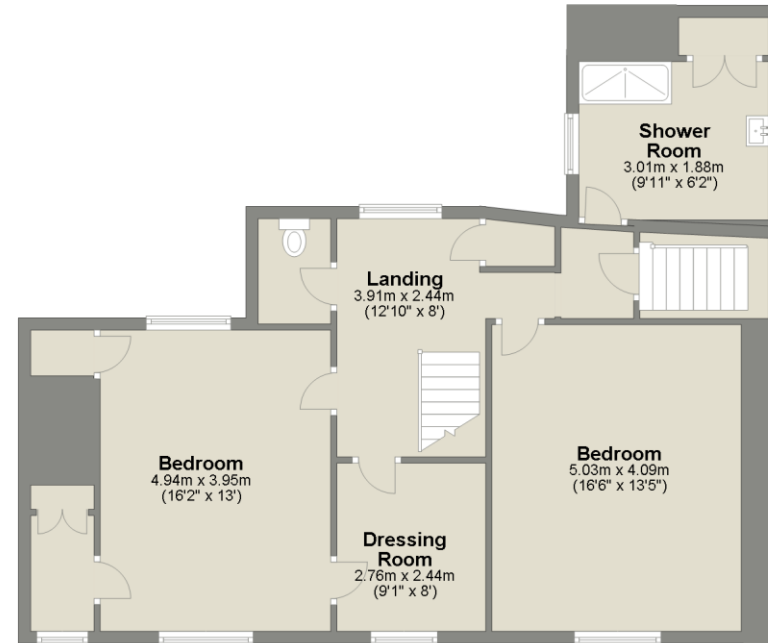
Basement

Approx. 50.8 sq. metres (546.8 sq. feet)



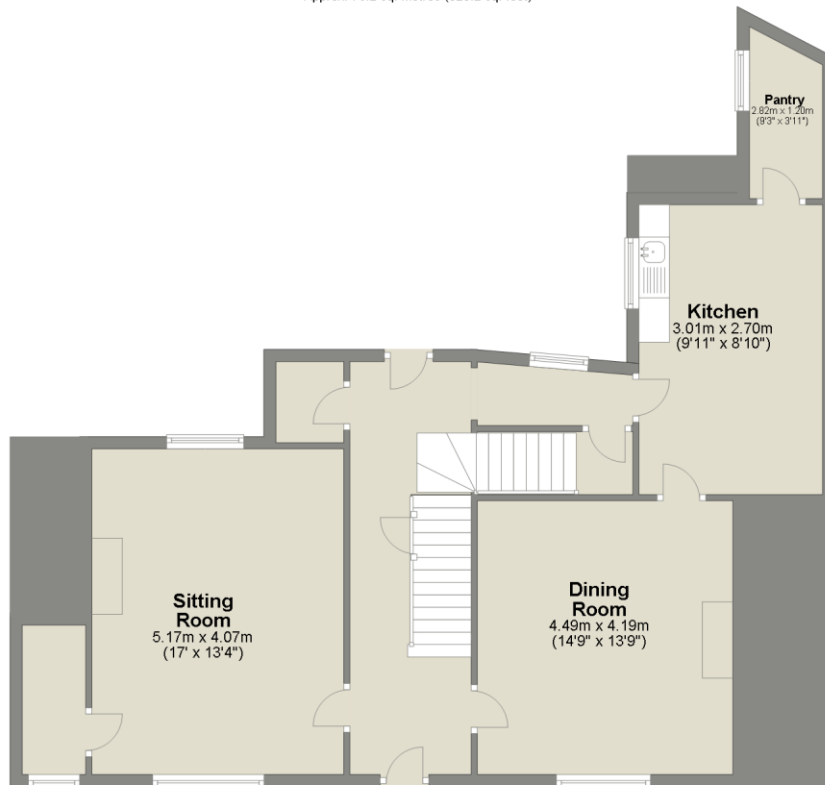
First Floor

Approx. 83.9 sq. metres (902.9 sq. feet)



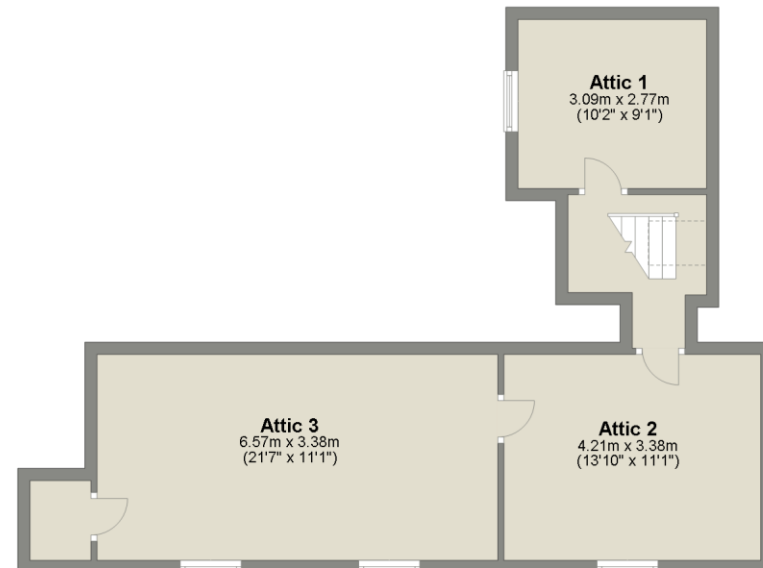
Garden Floor

Approx. 76.2 sq. metres (820.2 sq. feet)



Attic

Approx. 51.6 sq. metres (555.0 sq. feet)



Total area: approx. 262.4 sq. metres (2824.9 sq. feet)

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