



**119 Out Westgate,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

119 OUT WESTGATE, BURY ST. EDMUNDS, SUFFOLK. IP33 3NU

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

A spacious town house offering an accommodation schedule arranged over 2-floors with 3 bedrooms, sitting room, dining room, kitchen and bathroom and generous gardens in a convenient and accessible part of the town centre.

A spacious town house on the West side of Bury St. Edmunds.

SITTING ROOM: Window to front aspect, integrated storage cupboard and door to:-

DINING ROOM: Integrated storage cupboard, window to rear and door to:-

KITCHEN: Fitted with a range of wall and base units with sink inset with drainer and mixer tap. Oven with hob over. Integrated storage cupboard. Space for white goods such as a washer/dryer. Window to side aspect and door to:-

Rear Hall: Housing boiler and door to rear gardens with door to:-

BATHROOM: With suite comprising WC, hand wash basin, panelled bath with shower attachment over and frosted window to rear.

First Floor

LANDING: With door to:-

BEDROOM 1: Spacious double bedroom with window to front aspect.

BEDROOM 2: A spacious double bedroom with window to rear aspect.

BEDROOM 3: Window to rear.

Outside

The property has generous rear gardens, predominantly laid to lawn with a path leading from front to back. The boundaries are defined by fencing and offer views of mature trees to the rear.

PRICE: £1,300 per calendar month.

TENURE: A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

SERVICES: Main electricity, water and drainage are connected. Gas heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: B - £1,699.34 -2025/26.

EPC RATING: D.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

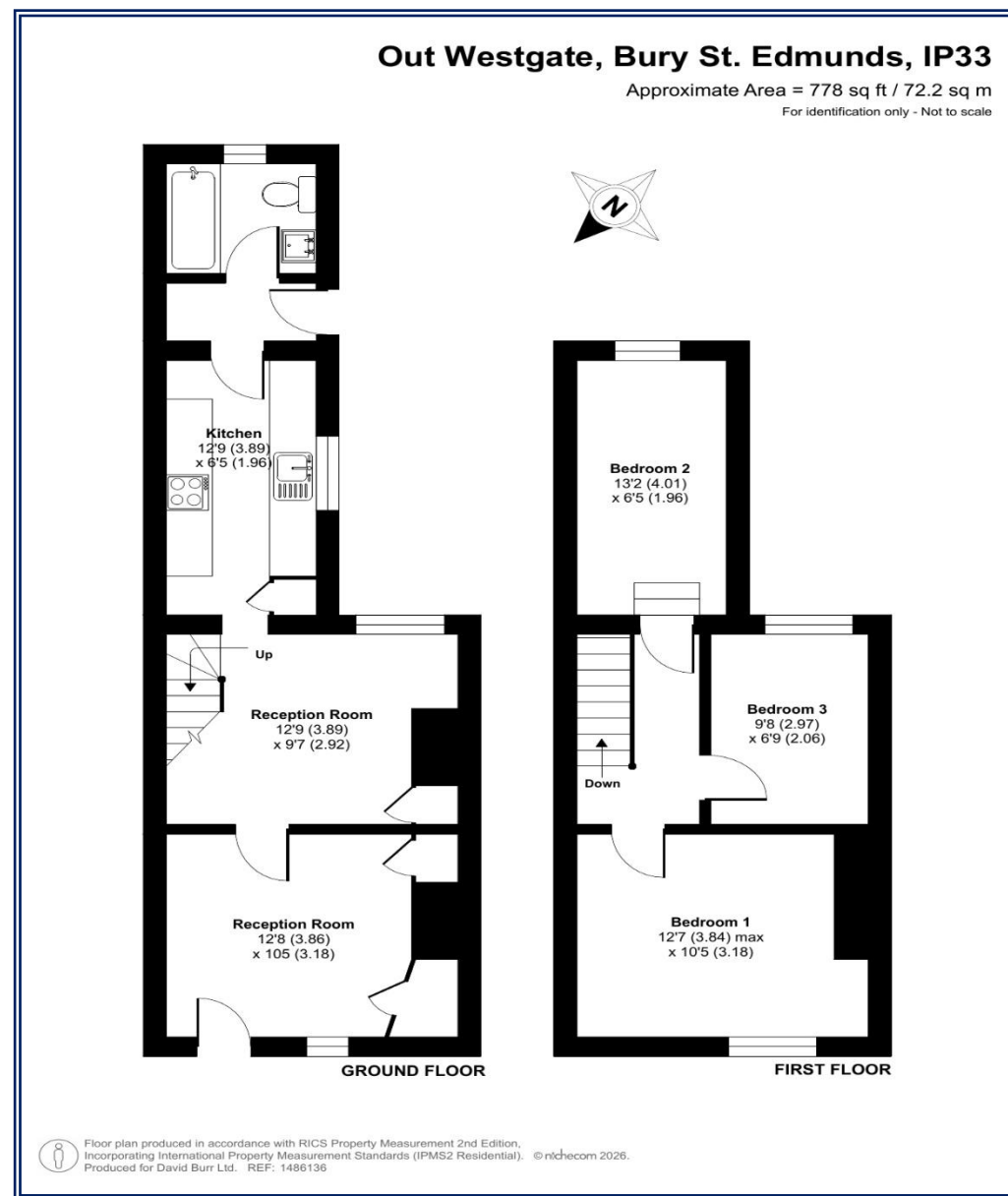
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MOBILE COVERAGE: EE, Three and Vodafone – good outdoor and in-home. 02 – good outdoor. (Source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///spirits.scrub.door.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

