



Denham Close, Bury St. Edmunds

Sheridans



Denham Close, Bury St. Edmunds IP33 3XU

Guide Price £240,000

EXCELLENT INVESTMENT OR FIRST TIME BUYER OPPORTUNITY - NO ONWARD CHAIN

Introducing 57 Denham Close, Bury St Edmunds. This pristine mid-terrace property with double glazing throughout is set in a quiet cul-de-sac, whilst still being walking distance to the heart of Bury St Edmunds town centre.

Upon entering the hallway on the ground floor, you will find a convenient cloakroom complete with a WC and sink.

The contemporary designed kitchen has space for a washing machine and fridge/freezer, alongside an integrated oven and hob.

The property continues into the open plan living room and dining room with sliding patio doors leading to the garden.

Ascending the stairs to the first floor is the master bedroom with built in wardrobe and a second bedroom and family bathroom fitted with a shower over the bath, WC, and sink.

The property benefits from double glazing and new carpets throughout. There is designated parking to the front of the property with additional parking to the rear.

Outside

There is a resident's car park with parking for one car as well as several visitors' spaces. The garden is laid mainly to lawn with a multitude of trees, shrubs and bushes.



Location

The property is perfectly situated in a quiet area within walking distance of the historic town centre. It is close to well-regarded schools and sports facilities, and uniquely independent shops and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

Directions

Leaving Bury St Edmunds towards Cambridge along the Newmarket Road turn left into Denham Close. Follow the



- Mid-terrace property set in a quiet sought after location
- Hallway
- Cloakroom/WC
- Kitchen
- Open plan living room/dining room
- Master bedroom
- Additional bedroom
- Family bathroom
- Off road parking space opposite the property
- Garden with access to rear

road for approximately 150 metres where the property can be found on the right-hand side.

Services

Mains electricity and water connected. Council tax band B. EPC Rating: D.

Modern electric radiators independently controlled

Agents Notes

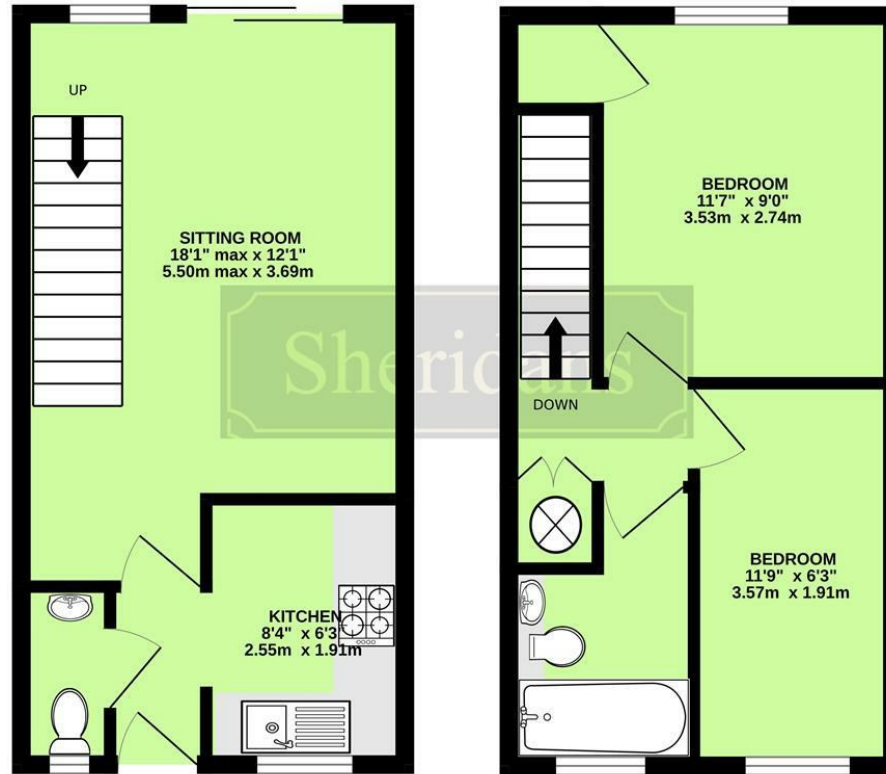
Issac Estates have suggested a rental income of £1125 per calendar month

USAF approved



GROUND FLOOR

1ST FLOOR



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.
 Made with Metropix ©2023



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office
 19 Langton Place,
 Bury St Edmunds, IP33 1NE
 Tel: 01284 700 018

Knightsbridge London Office
 45 Pont Street,
 London, SW1X 0BD
 Tel: 020 7629 9966

Registered in England No. 04461290
 VAT Number: 794 915 378

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE



Sheridans