

# DENHAM CLOSE BUY ST EDMUNDS

## F O R S A L E

- TWO BEDROOMS
- CHAIN FREE
- IDEAL FIRST TIME BUY
- IDEAL INVESTMENT BUY
- COMMUNAL PARKING
- CLOSE TO AMENITIES
- COUNCIL TAX BAND B
- EPC D



PRICE  
**OIEO £200,000**





**GD Estates are delighted to present this fantastic two-bedroom mid-terrace home, ideally located on Denham Close on the western side of Bury St Edmunds.**

**Offered to the market CHAIN FREE, this property features well-proportioned accommodation comprising:**

- Two bedrooms**
- A spacious living room**
- A fitted kitchen**
- A modern bathroom**

**Externally, the home benefits from a low-maintenance garden and communal parking.**

**This property is perfect for first-time buyers or as an investment opportunity.**

**Contact us today to arrange your viewing!**





## LOCATION:

Denham Close is situated on the popular western side of Bury St Edmunds, offering excellent access to local amenities and transport links. The area benefits from nearby supermarkets, convenience stores, and leisure facilities, all within walking distance. Well-regarded schools such as Sexton's Manor Primary and King Edward VI Secondary are close by, making it ideal for families. For commuters, Bury St Edmunds train station is approximately one mile away, and regular bus services operate along Newmarket Road. The location also provides easy access to the A14, connecting to Cambridge and Ipswich, while the town centre with its historic charm, shops, and restaurants is just a short distance away.

## ENTRANCE HALL

Entry to the property is via the uPVC window into the entrance hall. Access provided to kitchen and living room.

## KITCHEN

12' 5" x 5' 7" (3.79m x 1.71m):

A well-equipped kitchen boasting a range of wall-mounted and base cabinets set beneath roll-edge, granite-effect worktops with complementary tiled splashbacks. It includes an inset stainless steel sink with drainer and offers space for a freestanding oven (with extractor over), fridge-freezer, and washing machine or dishwasher. A uPVC window to the front aspect provides natural light, and a wall-mounted electric fan heater completes the space.

## LIVING ROOM

13' 11" x 12' 5" (4.26m x 3.79m):

A light and airy living room offering space for a lounge suite as well as a dining table and chairs. Stairs lead to the first floor, and the room benefits from two electric storage heaters and a uPVC window to the front aspect

## LANDING:

The stairwell features a uPVC window to the rear aspect. On the landing is a loft hatch, and access to all first-floor accommodation.

## BEDROOM 1

10' 9" x 9' 1" (3.3m x 2.77m):

A double bedroom featuring built-in wardrobes with sliding mirrored doors, an airing cupboard housing the immersion tank and providing additional storage. The room also benefits from a uPVC window to the front aspect and an electric radiator.

## BEDROOM 2

8' 9" x 5' 8" (2.67m x 1.75m):

Featuring a uPVC window to the front aspect and a wall-mounted electric heater.





## BATHROOM

6' 8" x 5' 7" (2.04m x 1.71m):

A modern bathroom featuring a three-piece white suite comprising a panelled bath with electric shower and screen over, a low-level WC, and a wall-mounted wash hand basin with storage beneath. An obscure uPVC window to the rear aspect provides natural light while maintaining privacy.

## EXTERNALLY:

Externally, the property benefits from a low-maintenance front garden, predominantly laid to artificial lawn with a block-paved path leading to the front door. To the rear, there is a communal car park providing convenient parking for residents.

## SERVICES:

The property offers mains water, drainage and electricity.

## TENURE:

The property is FREEHOLD, chain free and to be sold with vacant possession.



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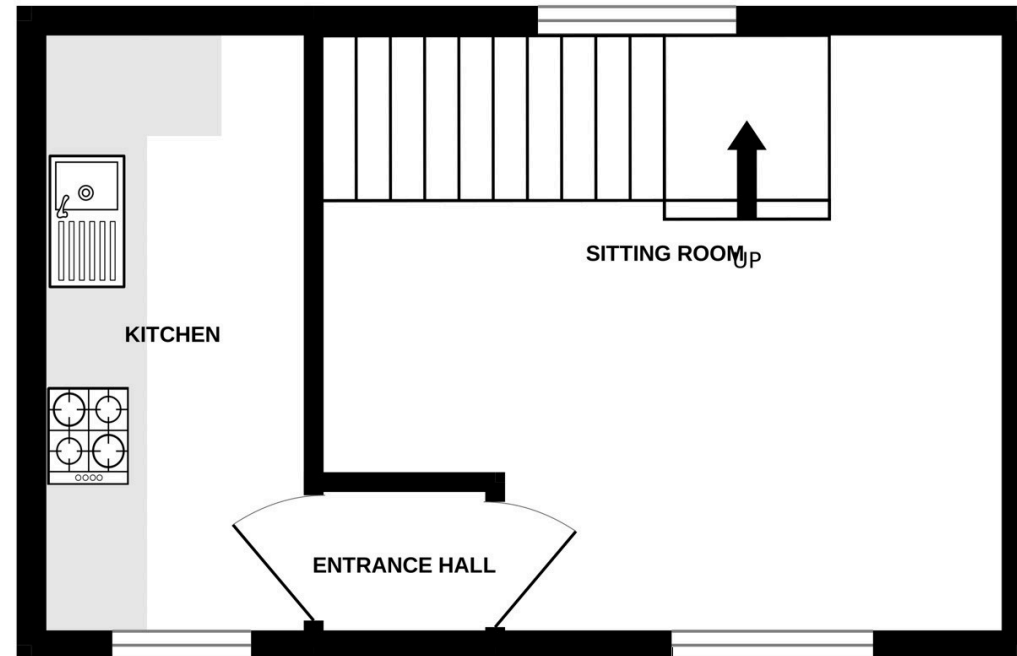
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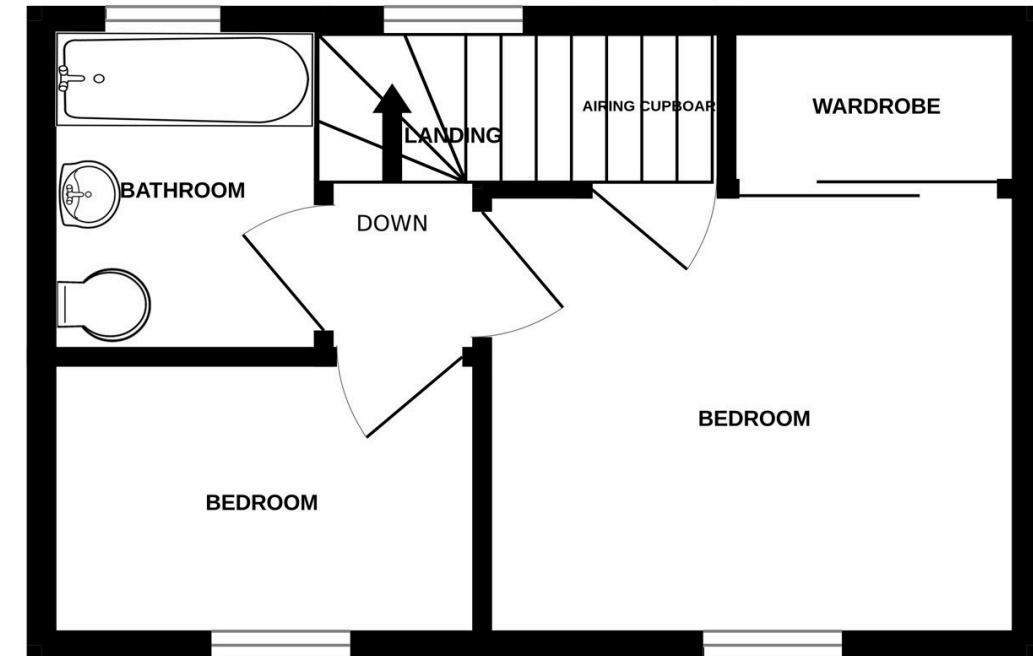
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GROUND FLOOR



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.  
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