



Browse Close, Bury St. Edmunds

Sheridans



Browse Close, Bury St. Edmunds IP32 7EX

Guide Price £235,000

Nestled within the sought-after Moreton Hall Development, this beautifully presented two-bedroom mid-terraced house offers stylish living with no onward chain—perfect for first-time buyers.

This home is in excellent decorative order and offers a comfortable, low-maintenance lifestyle in a popular residential area. Currently in brief the accommodation comprises composite front door opening to entrance lobby with door to the good sized sitting room window to front and stairs rising to first floor. The well appointed kitchen/diner has a range of wall and base units with preparation surfaces, single oven, gas hob with further space for other appliances along with window to rear aspect and door opening to garden. Wall mounted gas fired boiler.

The first floor accommodation comprises landing area and two double bedrooms with wooden flooring. The bathroom has shower over bath, low level WC and wash hand basin.

Outside

Pathway to front door with small lawn. The garage (en bloc) has up and over door and parking space to front. The fully enclosed rear garden is mainly laid to lawn with patio area and gate giving access to garage and parking.

Location

The property is situated on the ever popular Moreton Hall, which is situated on the eastern outskirts of the town. The immediate area is extremely well served with a range of amenities including, primary school and new secondary school, church, public house, coffee shop, post office, doctor surgery, community centre and Tesco Express store. The town centre can be easily reached by car, foot

or numerous cycle-ways. The A14 is also easy to access and provides a fast route to Ipswich, Cambridge and London via the M11.

Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study. The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

Directions

From the town centre proceed along Angel Hill crossing over the traffic lights into Eastgate Street. At the mini roundabout bear right into Barton Road. At the traffic lights turn right into Orttewell Road. At the roundabout continue then at the next roundabout take 3rd exit onto Symonds Road. Take first left onto Heldhaw Road then 2nd right onto Browse Close where the property can be found on the right.

Services

All mains services being gas, electric, water and drains are connected.

Council Tax: West Suffolk Band: B

Broadband speed: Up to 1800 mbps available (Source Ofcom)

- CHAIN FREE
- 2 double bedrooms
- Garage with parking to front
- UPVC double glazing
- Kitchen/diner
- Sitting room
- Gas central heating
- Popular Moreton Hall location
- Close to amenities and easy access to town centre

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk

Agents Note:

Estate Agency Act 1979: We wish to disclose the vendor is connected to a member of staff working at Sheridans.

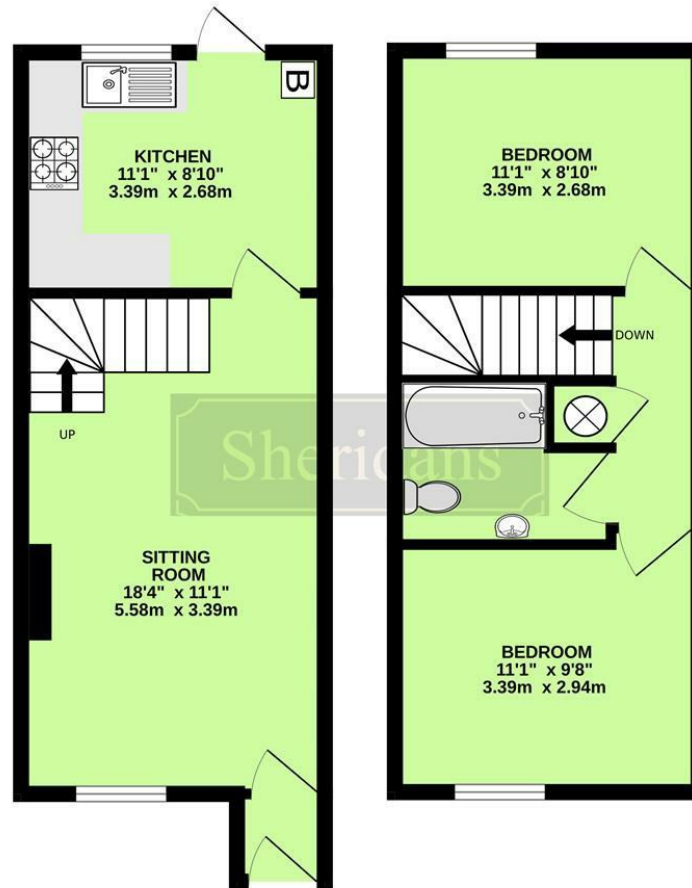




TOTAL FLOOR AREA : 603sq.ft. (56.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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GROUND FLOOR

1ST FLOOR



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

Registered in England No. 04461290

VAT Number: 794 915 378



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