



Denham Close, Bury St. Edmunds

Sheridans



Denham Close, Bury St. Edmunds IP33 3XU

Guide Price £190,000

Welcome to 37 Denham Close, a charming two-bedroom mid-terrace property.

The property features an entrance hall, well-appointed kitchen, open-plan living room and dining room offering a versatile layout.

A thoughtfully designed bathroom awaits, complete with a shower, WC and sink. The property also boasts the convenience of two dedicated parking spaces, providing ease and accessibility for residents.

Experience the perfect blend of modern living and functionality at 37 Denham Close - a delightful home that promises comfort and convenience.

Outside

There is a small garden at the front of the property and parking for two vehicles.

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 and the famous burgeoning Christmas market which features artisans, world cuisine stalls, Victorian funfair attractions and a carol service. 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,

- Mid-terrace property
- Entrance hallway
- Kitchen
- Open-plan living room/dining room
- Master bedroom
- Second bedroom
- Bathroom with walk-in shower, WC and sink
- Parking for two vehicles

Stansted Airport is only about an hour's door-to-door journey from the house.

Directions

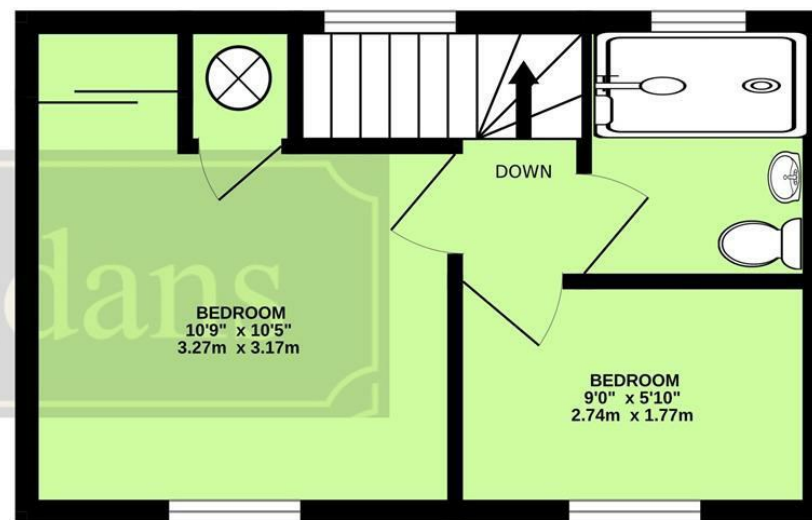
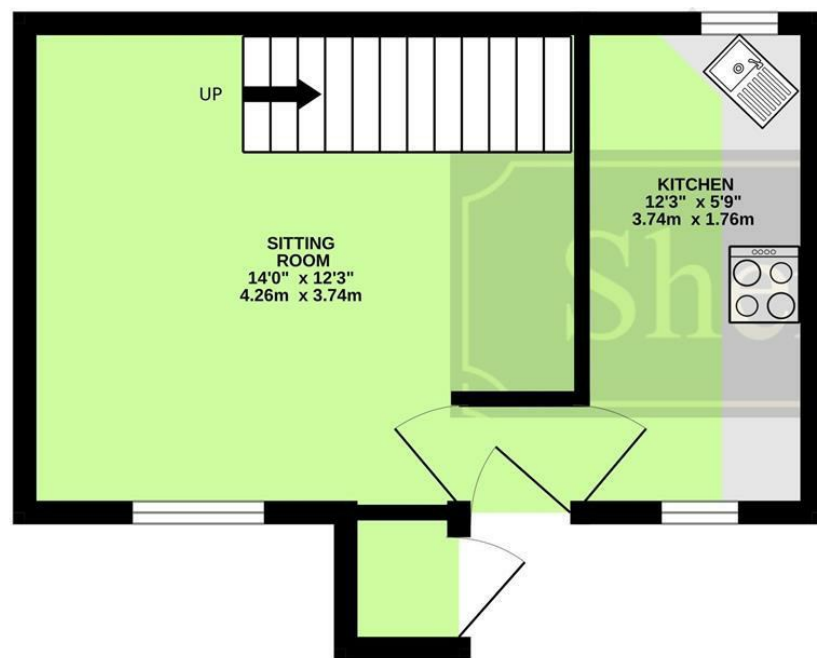
Leaving Bury St Edmunds towards Cambridge along Newmarket Road turn right into Denham Close. The property is tucked away down a lane and found on the right-hand side.

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



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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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.

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