



Denham Close, Bury St. Edmunds, Suffolk, IP33 3XU

**MARK · EWIN**  
BURY ST EDMUNDS

## Denham Close, Bury St. Edmunds, Suffolk, IP33 3XU

Modern two-bedroom terraced house located within walking distance of Bury St Edmunds town centre.

The property comprises on the ground floor of an entrance hall, sitting room and kitchen. On the first floor, there are two bedrooms and a bathroom.

Outside, parking is offered via an allocated parking space.

### Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: B

Services: Mains electric, water and drainage.

Heating offered via electric storage heaters.

(Please note that none of these services have been tested by the selling agent.)



### Directions

From the town centre proceed out of town along Risbygate Street A1302. Go over a mini roundabout and continue along onto Newmarket Road. Take the next left into Denham Close and follow this road where the property can be found marked with our For-Sale board.

### Location

The historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

**Accommodation:**

Entrance Hall 2' 11" x 2' 7" (0.9m x 0.8m)

Sitting Room 13' 9" x 12' 2" (4.2m x 3.7m)

Kitchen 5' 7" x 12' 2" (1.7m x 3.7m)

Bedroom One 10' 6" x 8' 10" (3.2m x 2.7m)

Bedroom Two 5' 7" x 8' 10" (1.7m x 2.7m)

Bathroom 5' 11" x 5' 11" (1.8m x 1.8m)

Allocated Parking Space

**Additional Information:**

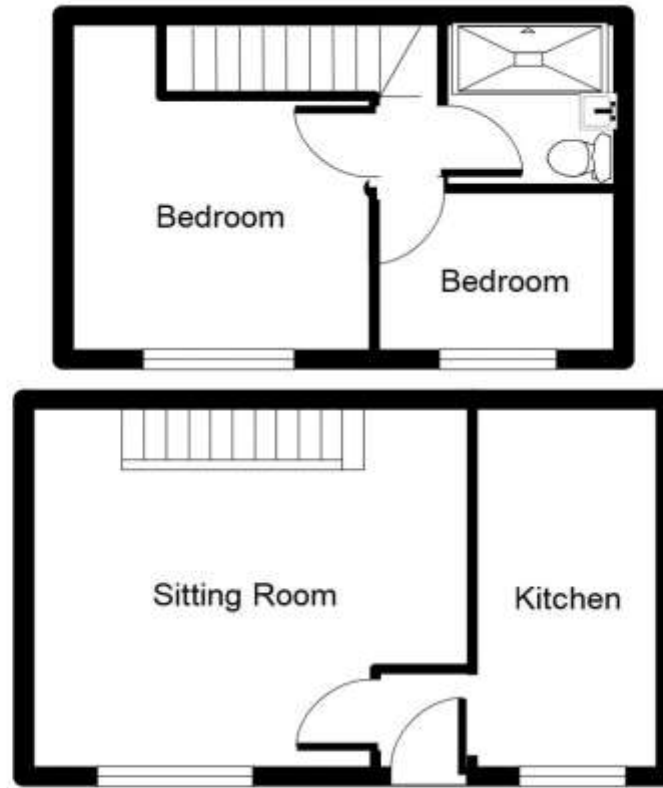
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**Offers Over £190,000  
Freehold**





For identification only. (not to scale)

(c) Visual Floor Planner

**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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