

DRAFT DETAILS
41 DENHAM CLOSE
BURY ST. EDMUNDS
IP33 3XU

OPEN HOUSE (C & T) present: A modern Quarter-Style house, situated in a popular area, on the western side of town. Lounge/Dining Room, Kitchen, Bathroom, 2 Bedrooms, Front Garden, Allocated Parking, UPVC Double Glazing, Electric Heating, **NO CHAIN, IDEAL FIRST-TIME OR INVESTMENT PURCHASE, VIEW ASAP.**



2237

Price Guide £199,000

LOUNGE/DINING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM, FRONT GARDEN, ALLOCATED PARKING, ELECTRIC HEATING, UPVC DOUBLE GLAZING, POPULAR AREA ON WESTERN SIDE OF TOWN, IDEAL FIRST-TIME OR INVESTMENT PURCHASE, NO CHAIN, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS
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DIRECTIONS : From the town centre proceed out along Out Risbygate, passing West Suffolk College, and at the mini roundabout proceed straight over into Newmarket Road. Continue along and take the left turning into Denham Close, and bear round to the right. Take the first left turning, and the property is located on the right.

LOUNGE/DINING ROOM : 4.27m (14'0") x 3.78m (12'5") Approached via an outer canopy with UPVC part glazed front door. Stairs to first floor with open area beneath, TV point, telephone point, two modern storage heaters, UPVC window to front.

KITCHEN : 3.78m (12'5") x 1.70m (5'7") Range of base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit, electric cooker point with cooker hood over, breakfast bar, space for fridge/freezer, plumbing for washing machine, wall mounted electric fan heater, consumer unit - replaced in 2021, UPVC window to front.

FIRST FLOOR LANDING :

BEDROOM 1 : 3.25m (10'8") x 3.23m (10'7") max Built-in mirror fronted double wardrobe, TV aerial, built-in airing cupboard housing hot water tank, panel heater, UPVC window to front.

BEDROOM 2 : 2.72m (8'11") x 1.85m (6'1") UPVC window to front.

BATHROOM : 1.85m (6'1") x 1.75m (5'9") White suite comprising panelled bath with mixer shower attachment, pedestal wash basin, wc, fully tiled walls, wall mounted electric fan heater, UPVC frosted window to side.

OUTSIDE : To the front there is a small garden, enclosed by picket fencing, being laid to shingle with path to front door, and built-in **STORAGE SHED**. Located to the front, in a nearby parking area, is an allocated parking space.

NOTE: The vendor has informed us that mains water, electricity and drainage are connected. The council tax band is understood to be Band B.

NOTE: There are a few minor changes in reality, which differ slightly to the floorplan. The very small entrance lobby has been removed to maximise space in the main living room. The positioning of the oven and sink are slightly different, and there is also a breakfast bar fitted currently, which could be removed, if required.

BURY ST EDMUNDS & AREA : Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy performance certificate (EPC)

41 Denham Close
BURY ST. EDMUNDS
IP33 3XU

Energy rating

C

Valid until: 6 June 2032

Certificate number: 0395-3016-4206-4682-9200

Property type

End-terrace house

Total floor area

46 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be A.

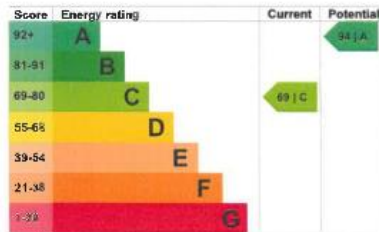
[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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