



Kings Avenue, Framlingham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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A light and airy two-bedroom semi-detached house within walking distance of Framlingham Market Square. ****LARGE GARDEN**OFF ROAD PARKING****

Guide Price: £250,000

- **Sitting Room**
- **Kitchen/Dining Room**
- **Main Bedroom (potential for en suite)**
- **Further Double Bedroom**
- **Family Bathroom**
- **Off Road parking to the front**
- **Large Rear Garden with lovely views**

LOCATION: The market town of Framlingham is well known for its twelfth century castle and church, the Market Hill and is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. Wickham Market train station is approximately 5 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.



KINGS AVENUE- INTERIOR On entering 12 Kings Avenue you are straight into the spacious living room, which has a working wood burner set on a tiled floor with a brick surround. There is a large window which overlooks the front garden allowing lots of light to flood in, the stairs sit to the right giving plenty of underneath storage. A door leads through to the kitchen/Dining room which has, at one end, a range of white base and wall units with dark laminate worktop over. There is a stainless-steel sink with one and a half bowl with mixer taps over and under there is space for a washing machine. There is plenty of dining space to the other end with space for a fridge/freezer. A small lobby is off the kitchen and to the right a downstairs wc. Upstairs the Master Bedroom has views over the front and there is a deep cupboard which could easily be converted to an En Suite Shower room. There is a further double bedroom with lovely views over the rear garden and field views beyond. The bathroom has a bath with electric shower over, WC and wash hand basin. This completes the accommodation and would suit a variety of purchasers.



KINGS AVENUE- EXTERIOR A large drive gives way to plenty of off- road parking for at least three cars. A block paved path wraps around the side of the house allowing full access to the rear garden. The rear garden is split into three parts, a courtyard with large shed sits nearest the house, a lovely path leads you down the well-kept garden, which is mainly laid to lawn, to a lovely vegetable plot at the bottom with green house. At the bottom there are lovely field views beyond

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY East Suffolk

Tax Band: B

EPC: D

Postcode: IP13 9HD



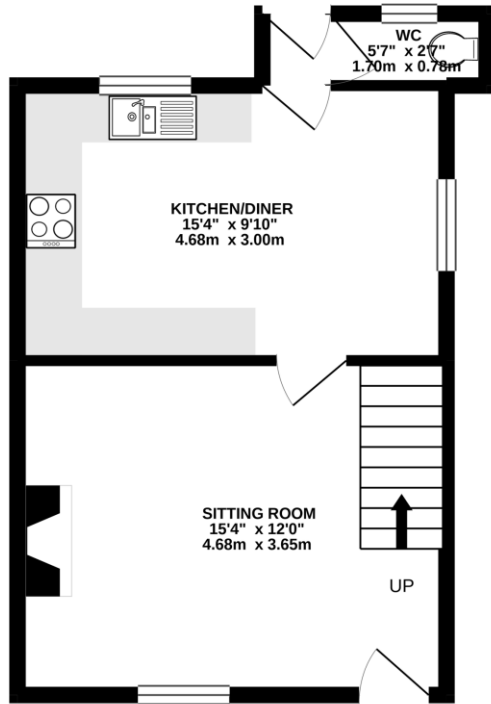
SERVICES Gas central heating, wood burner, mains drains, water and electricity.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

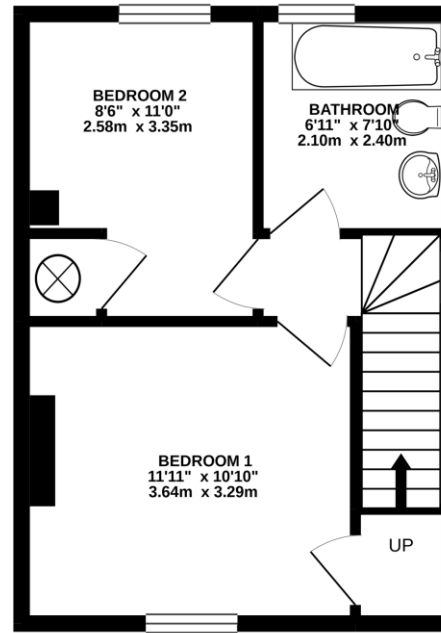
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.



GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 679 sq.ft. (63.1 sq.m.) approx.

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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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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