



Station Road, Framlingham, Suffolk



An immaculately presented ****THREE BEDROOM**** mid terraced property with a ****GARAGE**** and ****OFF-ROAD PARKING**** Located in the sought after town of Framlingham. ****VIEWING HIGHLY RECOMMENDED****

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. There is an independent secondary school Framlingham College, plus the world award winning state secondary school Thomas Mills and a primary school. 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.

Guide Price: £300,000

- Open Plan Living
- Cloakroom
- Three Bedrooms
- Family Bathroom
- Garage
- Off Road Parking
- Garden



STATION ROAD - INTERIOR An open plan Kitchen/Dining/Sitting Room welcomes you inside the property. There is a Cloakroom on the left comprising a wash hand basin and wc. There is also a spacious under stairs cupboard offering storage space. The Kitchen benefits from a range of grey and wood effect base and wall units with laminate worktops and a one and a half sink and drainer and mixer tap, eye level Neff double oven, integrated induction hob, dishwasher, washing machine, fridge/freezer and a water softener under the sink. The laminated worktop extends to make a fixed dining table with space for four chairs. The Sitting area is beyond that and benefits from bi-fold doors with electric internal blinds opening out on to the pretty garden. On the first floor the principal bedroom benefits from a double built-in wardrobe, a further second double bedroom with a built-in wardrobe and there is also a single bedroom. The Family Bathroom comprises: bath with mains fed shower, glass shower screen, wash hand basin wc. This completes this immaculately presented accommodation.



STATION ROAD - EXTERIOR The garden has a paved patio area. Gabions separate the high premium artificial grass which has a pathway in the middle, with a gate at the rear offering access to a walkway leading to the off-road parking area and garage. There is an outside tap and two outdoor electrical sockets.

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

LOCAL AUTHORITY Mid Suffolk

Tax Band: C

EPC: B

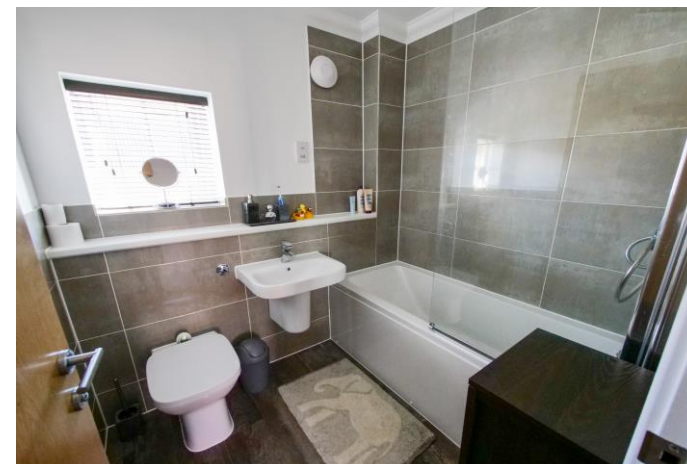
Postcode: IP13 9EE



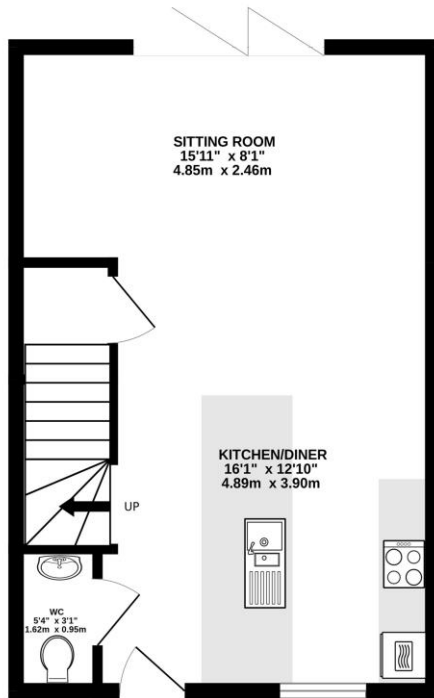
SERVICES Mains drainage, water and electricity. Gas fired combi boiler.

FIXTURES AND FITTINGS All Fixtures and Fittings are specifically excluded from the sale, but may be included subject to separate negotiation. Please note all blinds are included in the sale.

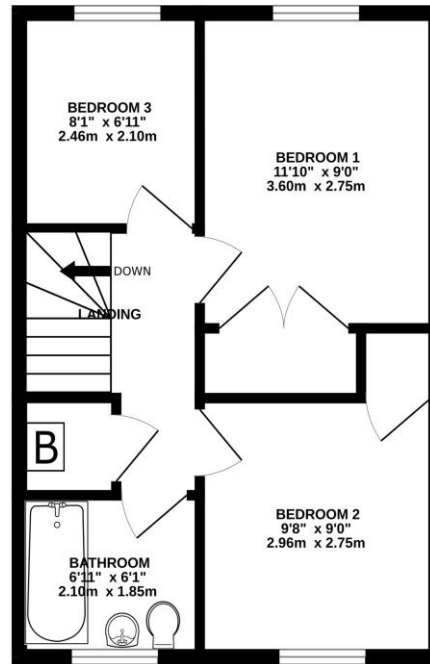
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing. The garage is leasehold with 125 years remaining as of January 2018 and has a service charge of £40 per annum.



GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.4 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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