



Castle Brooks, Framlingham, Suffolk





A THREE BEDROOM property on the well-established Castle Brooks Development **\*\*GARAGE\*\*GARDEN\*\***  
**\*\*OFF ROAD PARKING\*\***

**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: £250,000**

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Main Bedroom
- Two further Bedrooms
- Shower Room
- Garage
- Garden
- Off Road Parking



**CASTLE BROOKS - INTERIOR** A storm porch gives you protection from the weather and there is a store to the side housing the gas and electricity meters. The Entrance door leads into the hallway and to the right is a door leading into the Sitting/Dining Room which has a window to the front and a window and door at the rear overlooking the garden. An opening leads into the Kitchen which has a range of beech effect wall and base units with darker laminate worktops over with space for a fridge/freezer and washing machine. There is a stainless-steel sink unit and drainer with mixer tap over and window above overlooking the rear garden. There is an integrated electric oven with gas hob over and extractor above. From the hallway stairs lead to the landing with a window to the side and a shelved airing cupboard. The main Bedroom has windows to the front with a built-in wardrobe. There are two further bedrooms, one small double and a single (currently used as a study) both with windows overlooking the rear garden. There is a shower room with shower cubicle, wc and wash hand basin, heated towel rail and a wall cupboard for storage. This completes the accommodation which would suit a variety of purchasers.



**CASTLE BROOKS - EXTERIOR** To the left of the property is a garage with off-road parking to the front. The garage has a personnel door and window to the garden and there is also a gate to the side giving access to the rear garden. There is a patio for outside dining and a large lawned area with flower beds.

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

**LOCAL AUTHORITY** East Suffolk

Tax Band: C

EPC: C

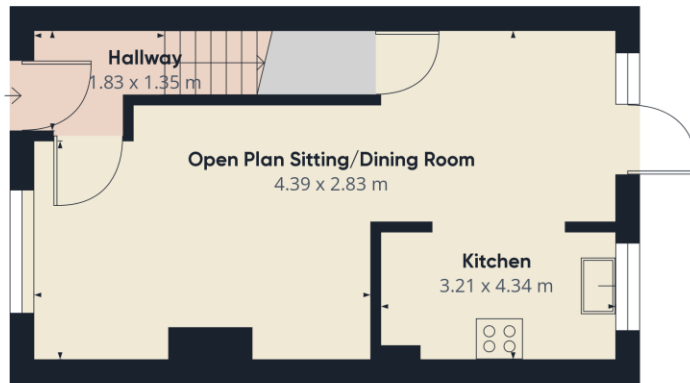
Postcode: IP13 9SF

**SERVICES** Gas fired central heating, mains water, drainage, electricity and gas, UPVC double glazed windows and doors

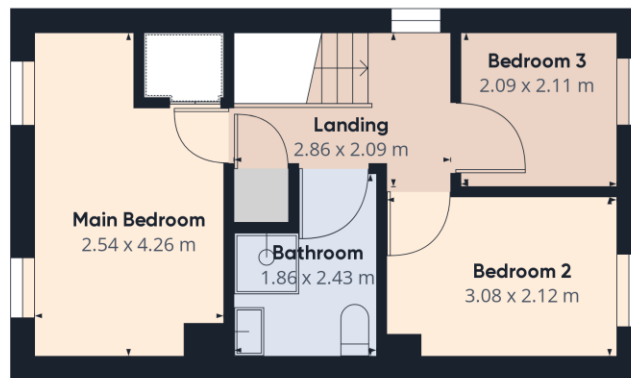
**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**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



Floor 1



Approximate total area<sup>(1)</sup>  
61.92 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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