



Bailey House, Framlingham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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A TWO BEDROOM light and airy property in the heart of Framlingham **GARAGEPARKING**COURTYARD GARDENS****

LOCATION The property is in easy walking distance of Framlingham Market Hill with lovely views over the allotment and Framlingham College at the rear. The market town of Framlingham is well known for its twelfth century castle, St Michaels 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.

Guide Price: £325,000

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Downstairs Cloakroom
- Principal Bedroom with En Suite
- Further Large Double Bedroom
- Family Bathroom
- Courtyard Gardens to Front & Rear
- Garage & Parking



BAILEY HOUSE - INTERIOR An entrance door leads into an entrance hallway with a large understairs cupboard perfect for hoovers, ironing boards, coats and shoes. There is a cloakroom comprising wc, wash hand basin and opaque window. The sitting room is off to the left with a large, opening picture window to the front and double doors lead through to a generous kitchen/dining room which stretches right across the back of the property and has a cream shaker style wall and base units with a laminate work top over, stainless steel sink unit and drainer with mixer taps and window above overlooking the allotments, integrated washing machine, dishwasher, fridge/freezer, electric oven with gas hob over and extractor above. There are further cupboards, one having a glazed front and a lovely large window and door leading out to the rear courtyard. Upstairs the landing has a cupboard housing the boiler and room for drying clothes. The principal bedroom is stunning being double height and having an arched window to the front. A door leads to the en suite shower room with a Velux window, large shower cubicle being mains fed, wc and wash hand basin. There is a second large double bedroom with a triangular window to the rear. The family bathroom comprises a bath with shower over and shower screen to the side, wc, wash hand basin and Velux window.



BAILEY HOUSE - EXTERIOR There is a pretty front courtyard garden with space for pots and to sit out with a variety of shrubs and plants. A side access for wheelie bins gives way to a gate at the rear which gives access to the rear courtyard garden which has estate fencing and overlooks the allotments and Framlingham College. There is a garage with a roller door and with parking for one vehicle to the front.



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

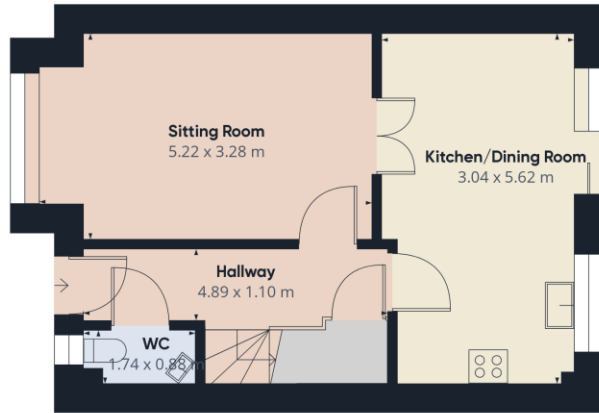
SERVICES Gas central heating, mains drains, water and electricity.

LOCAL AUTHORITY East Suffolk **Tax Band:** C **EPC:** C **Postcode:** IP13 9EH

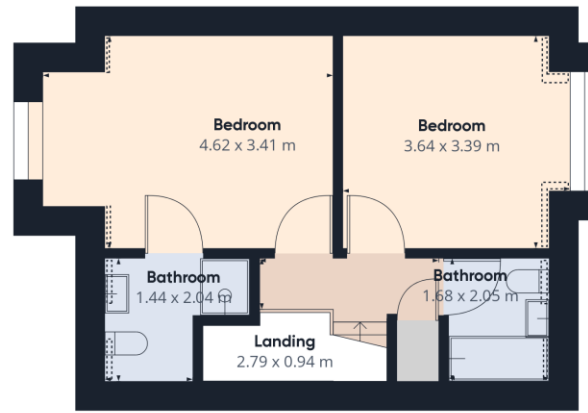
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

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⁽¹⁾
82.3 m²

Reduced headroom
0.55 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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