



New Road, Framlingham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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A Mid Terrace TWO DOUBLE BEDROOM property with gardens to front and rear and within easy walking distance of Framlingham Market Square and all amenities ** CONSERVATORY ** TWO PARKING SPACES ** NO ONWARD CHAIN

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

- **Sitting Room**
- **Kitchen/Dining Room**
- **Conservatory**
- **Principal Bedroom**
- **Further Double Bedroom**
- **Family Bathroom**
- **Two Parking Spaces**
- **Gardens Front and Rear**
- **NO ONWARD CHAIN**



NEW ROAD – INTERIOR An Entrance Door leads to a small lobby with a door to the right leading to the Sitting Room which has a window to the front and a large understairs cupboard with recess next to it (possibility of installing a downstairs toilet). Double, glazed doors lead into the Kitchen/Dining Room which has an extensive range of maple wall and base units, glazed unit with maple effect worktops over, stainless steel sink and drainer with mixer taps over and window overlooking the conservatory and garden beyond. There is space for a washing machine and fridge/freezer and there are floating shelves on one wall. Double doors lead out to the spacious Conservatory and then further double doors lead out to the garden. Upstairs the Main Bedroom has two windows overlooking the front toward the Mere and Framlingham Castle. There is a further double bedroom with a window overlooking the rear garden. The Family Bathroom comprises a white suite with bath, shower over, wash hand basin and an opaque window above the wc. This completes the accommodation which would suit a variety of purchasers.



NEW ROAD - EXTERIOR To the front of the property is a lawned area to the right and a path leading up to the front door. The garden is laid to lawn and has a shed to one side. A rear gate leads out to the parking, one which is immediately next to the rear gate and one in the far corner both belonging to the property.

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

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

WHAT3WORDS: ///relishes.still.hoping

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

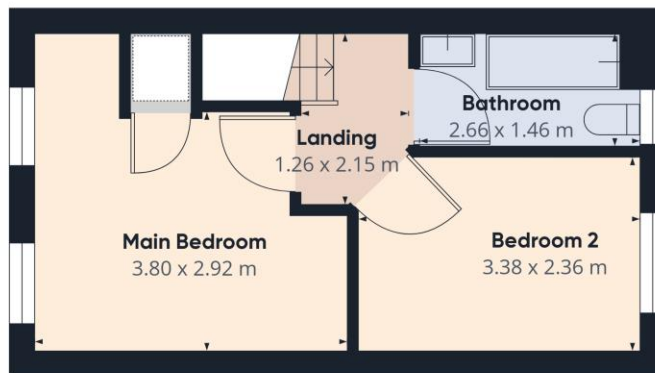
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

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



Floor 1



Approximate total area[®]
62.62 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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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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