



Holly Cottage, Framlingham, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

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**Holly Cottage is a pretty flint, semi-detached property in the heart of Framlingham with a lovely DECKED COURTYARD and further gardens to the side and front.**

**LOCATION** - Holly Cottage is in easy walking distance of the market town of Framlingham which is well known for its twelfth century castle and church. The Market Hill 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 award winning state secondary school Thomas Mills and a primary school. Wickham Market train station is approximately 5 miles away, with links via Ipswich train station; it offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 14 miles away.

**Guide Price: £180,000**

- **Sitting/Dining Room**
- **Kitchen**
- **Main Bedroom**
- **Further Bedroom**
- **Bathroom**
- **Large Storage/Pantry**
- **Decked Sun Terrace Courtyard**
- **Gardens to Side and Front**



**HOLLY COTTAGE - INTERIOR** The Entrance Door welcomes you straight into the Sitting/Dining Room where there is an enclosed fireplace and a recess. There is a window overlooking the front and a door leads into a rear lobby with a large storage room to one side with a window to the rear, light and power. There is a door leading out to the rear courtyard garden and to the left of the lobby is the Kitchen which has space for a small table and chairs. There is a range of white wall and base units with laminate worktop over, stainless steel sink and drainer with mixer tap above with window overlooking the decked courtyard. There is space for a cooker and washing machine. A small lobby off the kitchen has space for a fridge/freezer and a window overlooking the courtyard however please note that you could knock through to Bedroom 2 to gain more privacy, if required. The Bathroom has a bath with shower over, wc and wash hand basin and an opaque window. Off the Sitting Room is the Main Bedroom which is a double room which gives access to Bedroom 2.



**HOLLY COTTAGE - EXTERIOR** There is hard standing to one side (perfect for wheelie bins etc) through wrought iron gates with a lawned garden to the side up a couple of steps. Through a gate the current vendors have installed a stunning decked area to the rear which is a real sun trap. The front garden is set to gravel and all areas are enclosed. The flint work has been beautifully and traditionally restored.

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

**LOCAL AUTHORITY** East Suffolk      **Tax Band:** TBC      **EPC:** D      **Postcode:** IP13 9HJ

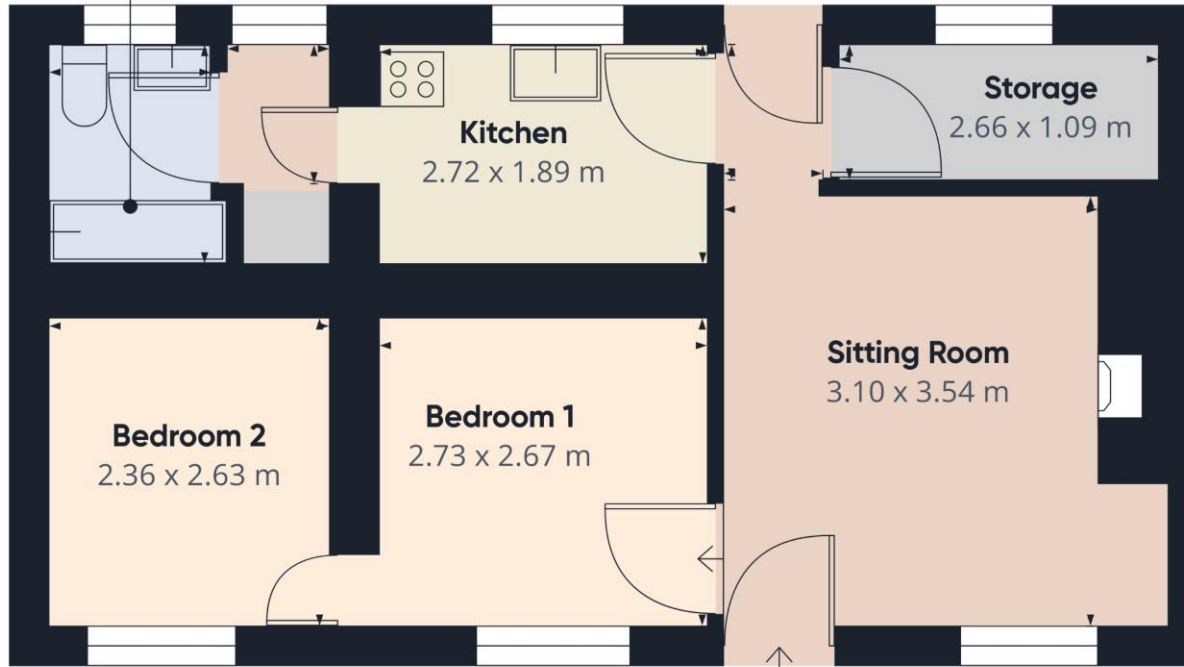
**SERVICES** Gas central heating, mains drains, water and electricity.

**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains and garden box are included in the sale. Furniture and white goods are available 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.



**Bathroom**  
1.42 x 1.97 m



Approximate total area<sup>(1)</sup>  
39.53 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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