



New Road, Framlingham, Suffolk





A mid terraced property in the heart of Framlingham within easy walking distance of the Market Hill ** GARAGE ** 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: £295,000

- Entrance Lobby
- Sitting Room/Dining Room
- Kitchen/Breakfast Room
- Main Bedroom
- Further small Double Bedroom
- Family Bathroom
- Home Office/Studio
- Garden
- Off Road Parking



NEW ROAD - INTERIOR An Entrance Door leads to a small lobby with a door to the left leading to the Sitting/Dining Room. There is a window to the front and an understairs storage cupboard and there are glazed double doors opening into the Kitchen/Breakfast Room which has a range of cream shaker style wall and base units, stainless steel sink unit and drainer with stainless steel mixer tap and separate water drinking tap, with window above overlooking the garden. There is an integrated fridge/freezer, Lamona integrated microwave oven, Rangemaster cooker (included with the property) breakfast bar and French Doors out to the rear garden. Stairs rising from the Lobby lead to the Main Bedroom which has two windows to the front and there are built in wardrobe cupboards and a further deep shelved cupboard for storage. There is a further small double bedroom with a window overlooking the rear garden. The Family Bathroom has a bath with mains fed shower over and shower screen to side, wc with opaque window above and wash hand basin in a vanity unit. This completes the accommodation for this delightful property.



NEW ROAD - EXTERIOR To the front of the property is a low maintenance slate chip area and a path leading up to the front door. To the rear of the property is off road parking. The garden is laid to patio with a decked area, raised beds to the sides, bin store and covered store and a door leading into a home office/studio. Please note garage door still in place and can easily be converted back to full functioning garage.

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

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

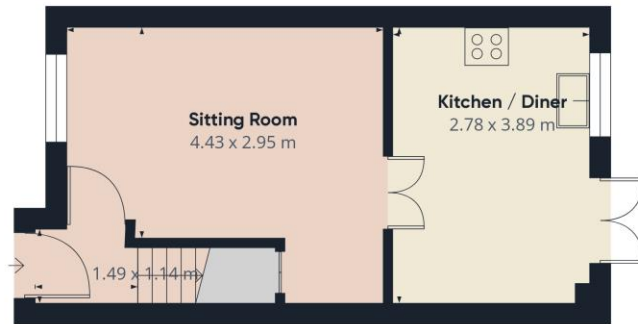
SERVICES Gas central heating, mains drains, water and electricity.

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

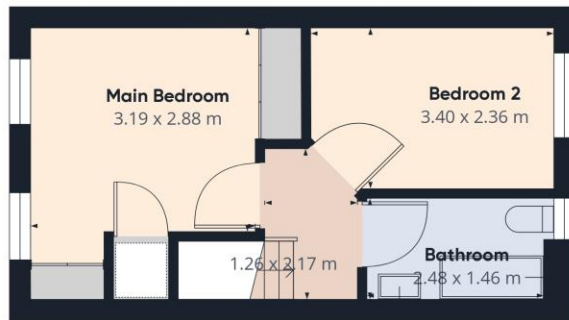


AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.

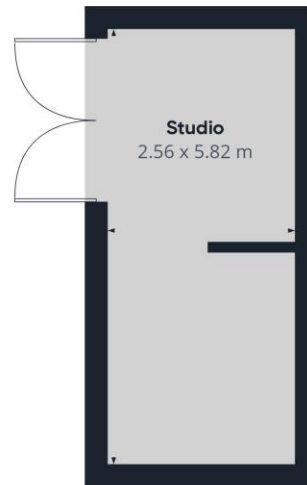




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
68.56 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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