

A three-bedroom semi-detached former local authority house, located a short distance from the amenities of the popular market town of Framlingham.

Guide Price
£150,000 Freehold
Ref: P7255/B
46 Fairfield Crescent
Framlingham
Woodbridge
Suffolk
IP13 9LB



Entrance hall, cloakroom, dining room, sitting room and kitchen.
Three first floor bedrooms and a family bathroom.
Landscaped garden to rear.
Shared on-road parking.
No forward chain.

Contact Us



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Location

46 Fairfield Crescent is located just a short distance from the amenities of the town. Framlingham is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel, Barclays Bank and a Co-operative supermarket. Away from Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the East of England. There is also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away. In recent years, Framlingham was voted the number one place to live in the country and is perhaps best known for its magnificent castle which is managed by English Heritage. In 2017, Framlingham was included within the top four places in the country to live by the Sunday Times.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside, and amenities such as golf in nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is nearby (10½ miles), and there is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with easy access to the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street, scheduled to take just over the hour.

Description

Built in 1967, 46 Fairfield Crescent is a semi-detached former local authority house of timber-framed construction with brick elevations, under a pitched tiled roof. The property is located in a corner position within a popular residential area of similar style dwellings. Parking is on-road and shared with the neighbouring houses. The position of Number 46 means it has a larger than normal garden, which has been well maintained.

The accommodation comprises entrance hall, cloakroom, dining room, sitting room with large picture window and door to rear garden, kitchen, three first floor bedrooms and a family bathroom. The property benefits from UPVC double-glazing and gas-fired central heating, but does require a schedule of refurbishment throughout.

Method Of Sale

46 Fairfield Crescent will be marketed for a minimum of 14 days before any offers are considered. This is to enable the vendors, Flagship Group, to ensure that they have achieved best price. 14 days will have elapsed on Wednesday 6th March 2024.

Further to this, the vendor requires offers to be accompanied by a Declaration of Interest Form, which is also included within these particulars and needs to be completed by hand. Please see 'Notes' towards the end of these details for further information regarding the buying process.

The Accommodation

The House

Ground Floor

A glazed front door provides access to the

Entrance Hall

Doors opening to the dining room and

Cloakroom

Window to front with obscured glazing. Low-level WC and wall-hung basin with tiled splashback.

Dining Room 15'9 x 10'6 (4.80m x 3.20m)

Stairs rise to the first floor landing, with built-in understairs cupboard. Wall-mounted radiator. Built-in cupboard. Internal window and door to the



Kitchen 8'7 x 8'0 (2.62m x 2.44m)

Window to front. A matching range of fitted wall and base units with rolltop work surface incorporating a stainless steel single-drained sink unit with taps above and tiled splashback. Space for a gas cooker. Space and plumbing for washing machine and appliances.



From the dining room, an internal window and door open to the

Sitting Room 15'7 x 10'10 (4.75m x 3.30m)

A light room with large picture window and door to garden. Wall-mounted radiator.



The stairs in the dining room rise to the

First Floor

Landing

Access to loft. Built-in **airing cupboard** with slatted shelving and wall-mounted gas-fired Vaillant boiler.

Bedroom One 13'3 x 8'7 (4.04m x 2.62m)

A large double bedroom with window to the front. Built-in double wardrobe with sliding doors, hanging rail and shelf above. Wall-mounted radiator.



Bedroom Two 14'0 x 8'6 (4.27m x 2.59m)

A further good-sized double bedroom with windows to rear overlooking the garden and amenity land beyond. Built-in double wardrobe with sliding doors, hanging rail and shelf above. Wall-mounted radiator.



Bedroom Three 10'2 x 6'8 (3.10m x 2.03m)

A single bedroom with window to rear. Built-in single wardrobe with hanging rail and shelf above. Wall-mounted radiator.

Family Bathroom

Comprising low-level WC, pedestal hand wash basin and bath with tiled surround and mixer tap above with shower attachment. Window to front with obscured glazing.



Outside

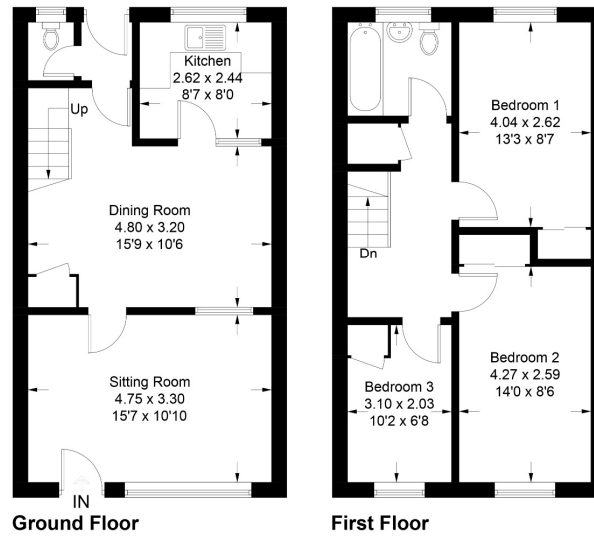
To the front of the property is a path that leads from the highway, through a gate and across the front garden to the covered porch and front door, before continuing to the side of the house. The front garden is bordered by picket fencing

A gate to the side of the property provides access to the rear garden, which is enclosed by fencing and hedging. The landscaped garden has established flower and shrub borders, along with an area of lawn. Steps lead down to a paved patio area that abuts the rear of the house. The garden contains a further raised terrace area, along with a brick outbuilding and greenhouse.



46 Fairfield Crescent, Framlingham

Approximate Gross Internal Area = 87.6 sq m / 943 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, electricity, gas and drainage connected.

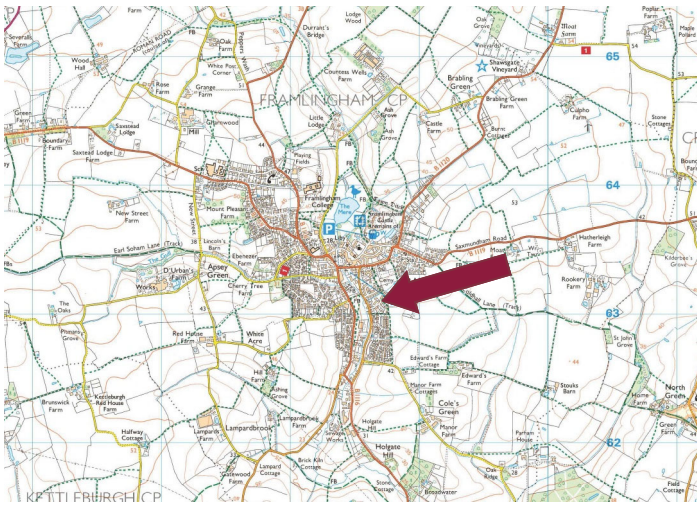
Council Tax Band B; £1,594.65 payable per annum 2023/2024.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

EPC Rating C (copy available from the agents upon request).

NOTES

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise.
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
3. 46 Fairfield Crescent is being offered for sale with no onward chain, but the vendor, Flagship Housing, requires offers to be accompanied by a completed Declaration Of Interest form, which can be obtained from the agent. This needs to be printed and completed by hand, but can then be scanned/photographed and emailed to Clarke & Simpson.
4. The property must be marketed for a minimum period of 14 working days before any offers will be considered or accepted by the vendor (this allows them to demonstrate that they have achieved best value). 14 days will have elapsed on Wednesday 6th March 2024.
5. The vendor requires exchange and completion to take place within 28 days of an offer being accepted. They reserve the right to abort the sale if this condition is not met.
6. An annual grounds maintenance fee of £77.15 is payable by the new owner of 46 Fairfield Crescent and any future owners. This is a contribution towards the upkeep of the communal areas.
7. There is an engrossment fee of £120 payable by the purchaser upon completion.
8. Please note that all properties built before 2000 will have some degree of asbestos. A report is available from the agent upon request.
9. Flagship Group has informed the agent that there may be a covenant upon the garden of the property. Please speak to the agent for further information.



Directions

Heading into Framlingham from the direction of Parham, on the B1116, take the first right hand turning onto Fairfield Road. Continue along Fairfield Road and take the third turning on the right onto Fairfield Crescent. Follow the road to the bottom of Fairfield Crescent where the parking area can be found. On foot, go up the steps and round to the right, where the property can be found on the left hand side.

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