



The Bungalow, Framlingham, Suffolk

A DETACHED bungalow in need of complete renovation in a great location on the edge of Framlingham. ** THREE BEDROOMS ** GARAGE ** GARDEN LOVELY VIEWS ****



- *Entrance Hall
- *Sitting Room
- *Kitchen/Dining Room
- *Main Bedroom
- *Two Further Double Bedrooms
- *Family Bathroom
- *Gardens
- *Garage
- * Off Road Parking

LOCATION The Bungalow is on the edge of the town of Framlingham yet within a fifteen minute walk of the town's market square. 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.

THE BUNGALOW - INTERIOR An Entrance Door welcomes you into a generous hallway with an airing cupboard and further storage cupboard. To the left is the large Sitting Room which is dual aspect and has an open fireplace with slate hearth and cast iron and tiled insert and wooden surround. Off the Entrance Hall is a door to the Kitchen/Dining Room which has a range of wall and base units with laminate work tops over, stainless steel sink with mixer taps and window above space for a cooker. There is plenty of space for entertaining for a table and chairs. The Family Bathroom has a suite with bath, wc and wash hand basin. The Main Bedroom overlooks the rear garden and has a built in double wardrobe. There are two further bedrooms one of which has a double wardrobe built in and a window overlooking the front garden and the other has a window to the rear.

THE BUNGALOW - EXTERIOR The Bungalow has a picket gate leading up a path and round to the Entrance Door. There is a high hedge all around the property and the garden is mainly laid to lawn with a variety of trees and shrubs and can be accessed all the way round the property. There is a fairly new wooden garage to the rear with off road parking and with stunning views overlooking the fields with St. Michael's Church, Framlingham Castle and College in the distance.

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

LOCAL AUTHORITY East Suffolk

Tax Band: D

EPC: TBC

Postcode: IP13 9LF

SERVICES Electric heating, mains water and electricity and private drainage. **PLEASE NOTE:** the private drainage does not comply with the new law of 2020 and any purchaser would be responsible for paying for a treatment plant. Solar panels, please ask for further details.

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

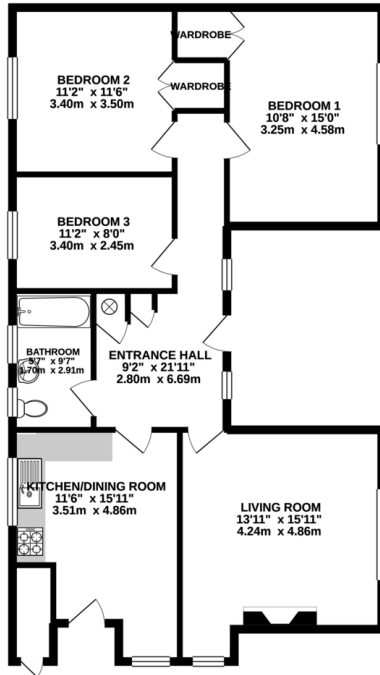
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds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

Guide Price: £375,000 subject to contract



GROUND FLOOR
954 sq.ft. (88.6 sq.m.) approx.

www.huntingfieldestates.co.uk



TOTAL FLOOR AREA: 954 sq ft. (88.6 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 6/2022

