



Campbell Close, Framlingham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

01728 724566
huntingfieldestates.co.uk



A larger than average coach house within walking distance of Framlingham Market Square **TWO BEDROOMS**TWO BATHROOMS**LARGE GARAGE AND STORE**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 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: £230,000

- **Entrance Hall**
- **Open plan Kitchen/Dining/Family Area**
- **Study/Landing**
- **Main Bedroom**
- **En Suite Shower Room**
- **Further Double Bedroom**
- **Family Bathroom**
- **Larger than average Garage and Store Room**
- **Off Road Parking for 2 Vehicles**



CAMPBELL CLOSE- INTERIOR There is an Entrance Door leading into a spacious Entrance Hall with space for coats and shoes and then stairs rise immediately up to the first floor. The Landing has a deep recess, perfect for a study area with a Velux window and there are two cupboards either side one housing the water tank and is shelved and the other is partly shelved perfect for a Hoover etc. The main Reception Room is of a very generous nature and has laminate flooring in the Sitting/Dining Room areas and the Kitchen has ceramic tiling. The room is light and airy being dual aspect and there is plenty of room for relaxing and entertaining. The Kitchen has a good range of grey wall and base units, with space for a dishwasher, fridge freezer and washing machine, stainless steel sink, drainer and mixer taps over, double electric oven with gas hob over and extractor above. The Main Bedroom has a window overlooking the front and has a large, deep, double wardrobe cupboard with hanging and shelving. A door leads into the En Suite Shower Room with shower cubicle, wc and wash hand basin. There is a further Double Bedroom with a window to the front and a deep cupboard again with hanging space and shelving. The Family Bathroom has a bath with handheld shower over, wc, and wash hand basin with an opaque window above. The completes this really generous accommodation which would suit a variety of purchasers.

CAMPBELL- EXTERIOR At the rear of the property is off road parking for two vehicles and a larger than average garage with light, power and water and a deep storage area. The boiler is also in the storage area. Please note that the other garages are not allowed light and power and are much smaller than the garage of number 7.

TENURE The property is Leasehold and has 121 years remaining and vacant possession will be given upon completion. Service Charge: TBC

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

LOCAL AUTHORITY Mid Suffolk Tax Band: TBC EPC: TBC Postcode: IP13 8BG

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.





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.

Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

