



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

TUDOR COURT, FRAMLINGHAM, IP13 9SL

TENURE : FREEHOLD

GUIDE PRICE £279,950

- Four Bedroom Semi-Detached
- En-suite to Bedroom One
- Kitchen/Diner
- Large Utility Room
- Integral Garage & Driveway
- Requires Modernisation

THE ACCOMMODATION



Entrance Hall

With door to...

Living Room 14' 6" x 14' 4" (4.42m x 4.37m)

Window to front, gas fire (not tested), two radiators, door to...

Kitchen/Diner 14' 4" x 10' 5" (4.37m x 3.17m)

Window and double doors to rear, wall and base units with inset sink, space for cooker, fridge, & dishwasher, wall mounted gas boiler, radiator, stairs to first floor and door to...



Inner Hall

With external door to rear and doors to...

Utility Room 7' 6" x 7' 3" (2.29m x 2.21m)

Window to side and rear, wall and base units, single sink and drainer, space for washing machine and freezer.

Garage 17' 5" x 11' 1" (5.31m x 3.38m)

With up and over door, pedestrian side door, power and light.

WC

Window to side, WC and wall mounted hand wash basin.

First Floor Landing

Window to rear, built in airing cupboard, loft access, doors to...



Bedroom One 11' 8" x 11' (3.56m x 3.35m)

Window to front, radiator, door to..

En-Suite

Window to rear, shower cubicle, sink/cupboard unit, WC and radiator.

Bedroom Two 8' 3" x 8' 5" plus 6' 3" x 3' 7" (2.51m x 2.57m)

Two windows to front and radiator.

Bedroom Three 10' 2" x 7' 1" (3.10m x 2.16m)

Window to rear and radiator.

Bedroom Four 7' x 6' 8" (2.13m x 2.03m)

Window to rear and radiator.

Bathroom

Panel bath, pedestal wash basin, WC, extractor fan and radiator.

Outside

To the front of the property is a small garden area and driveway. The rear garden is mainly grass with a patio area and enclosed by fencing with side gate leading out onto a public footpath.

THE PROPERTY & LOCATION

A four bedroom semi-detached home requiring modernisation in the popular Castle Brooks area of Framlingham. The property has been extended over the garage to provide a bedroom with en-suite on the first floor and large utility room downstairs. There is also a spacious living room and kitchen/diner while outside there is a small front garden and well proportioned rear garden.

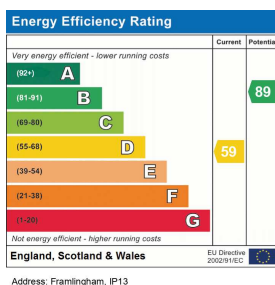
Framlingham is a well served small town in striking distance from Woodbridge and the Heritage Coast with large Areas Of Outstanding Natural Beauty. The town has a number of chain and boutique shops, supermarket, restaurants, outstanding school and college and 12th Century Castle!



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK
 CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
 REGISTERED NUMBER: 9421778
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given