



Charles Wright

PROPERTIES

Selling Properties the Wright Way



11 Castle Street

Framlingham, Woodbridge, IP13 9BP

Guide price £325,000



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Description

A charming Grade Two Listed Cottage, formally two cottages believed to date back to 17th Century occupying a stunning position with views onto the grounds and Framlingham Castle in a conservation area. The property is in need of modernisation and updating but offers character typically associated with its period as well as quaint accommodation over three floors.

Location

The property is situated in this popular, traditional market town with its market square surrounded by independent shops and restaurants and just below the splendid 12th Century Castle. There is a twice weekly market selling a variety of foods in the square. The town has a number of mixed businesses offering various different trades. It also boasts of two excellent high schools in both the public and state sectors. Just a short drive away is Suffolk's Heritage coast all very accessible.

Entrance Hall

13'6 x 6'6 (4.11m x 1.98m)

Secondary double glazed window to front, attractive display cabinet and radiator. Door to sitting room and inner hall with cupboard and steps to lower ground floor right.

Sitting Room

14'1 x 10'11 plus 7'9 x 3'7 recess (4.29m x 3.33m plus 2.36m x 1.09m recess)

Secondary double glazed window to front and rear with door to front, an attractive red brick fireplace

with coal effect gas fire, exposed timbers and radiator.

Inner Hall

With steps down to lower ground floor left to Kitchen.

Kitchen

9'6 x 9 (2.90m x 2.74m)

Secondary double glazed window to side, Pine fronted units incorporating stainless steel sink unit with cupboards and drawers under, range of eye level units.

Breakfast Room

7'7 x 7'7 (2.31m x 2.31m)

Double glazed windows to rear and side and matching door to garden. Radiator.

Utility Room

11'2 x 7'6 (3.40m x 2.29m)

Glazed door to rear garden, plumbing for automatic washing machine and venting tumble dryer, built in cupboard and radiator.

Cloakroom

Low level wc, wall mounted wash hand basin

First floor landing

10 x 7'10 (3.05m x 2.39m)

Window to rear, built wardrobe and book case. There is a further landing/sitting area with a splendid view over to the castle, both landings having access to second floor.

Bedroom One

10'1 x 9'4 (3.07m x 2.84m)

Secondary double glazed window to front, bookcase, two cupboards and radiator.

Bedroom Two

10'10 x 7'3 (3.30m x 2.21m)

Secondary double glazed window to rear and exposed beams.

Bathroom

10'0" x 7'0" (3.06 x 2.15)

Secondary double glazed window to front, walk in shower, low level wc with macerator, pedestal wash basin, built in airing cupboard and radiator.

Second floor

Bedroom Three

12'2 x 11 (3.71m x 3.35m)

Secondary double glazed window to side, fitted wardrobes and exposed timbers.

Bedroom Four

12 x 9'10 (3.66m x 3.00m)

Secondary double glazed window to side and exposed timbers.

Garden

There is a tiered paved garden with raised flower and shrub beds.

Agents Notes

Services: Mains drainage, electricity, gas and water.

Tenure: Freehold

Council Tax: Band D

EPC: Exempt

Joint sole agents with Huntingfield Estates.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

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