



College Road, Framlingham, Suffolk



A TWO BEDROOM cottage in the heart of Framlingham within easy walking distance of Market Hill
****GARDEN**PARKING FOR ONE VEHICLE**NO ONWARD CHAIN****

LOCATION The property is a stone's throw from the Market Hill in Framlingham. 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.



- **Sitting Room**
- **Kitchen/Dining Room**
- **Rear Lobby**
- **Downstairs Family Bathroom**
- **Main Bathroom**
- **Further Double Bedroom**
- **Garden with Patio & 'Secret' Patio Area**
- **Parking for One Vehicle**
- **NO ONWARD CHAIN**

COLLEGE ROAD - INTERIOR An Entrance Door leads straight into the Sitting Room which has a window to the front and a brick built fireplace with wooden mantle over and a wood burner sitting on a tiled hearth. There are recesses to either side of the fireplace. Down a step into the Kitchen/Dining Room which has room for a small table and chairs. The Kitchen has a good range of wall and base units with solid wood worktops over with a inset butler sink, mixer tap over and window above, electric oven, hob over and extractor above, integrated washing machine and gas boiler. A small lobby with a door leading out to the patio and garden beyond. and a further door leading into the Family Bathroom comprising a bath with rain shower overhead and handheld shower, wash hand basin in a vanity unit and close coupled wc. Stairs rising from the rear lobby lead to a small landing with the Main Bedroom, which is of a generous nature, and a window overlooking the front. Bedroom 2 is a further double and has a window overlooking the rear garden.



COLLEGE ROAD - EXTERIOR There is parking for one vehicle at the front of the property with a side gate leading down to a patio area and a large shed. There is a grassed area and then right at the bottom is a "secret" patio garden through an archway giving total privacy.

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

LOCAL AUTHORITY - East Suffolk **Tax Band:** A **EPC:** D **Postcode:** IP13 9BN

SERVICES Woodburner to Sitting Room, mains drains, water and electricity.

FIXTURES AND FITTINGS All Fixtures and Fittings are excluded from the sale but can be purchased via separate negotiations if required and the vendor is open to selling some or all of the furnishings. Please ask for further details.



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.





Ground Floor



Floor 1



Approximate total area[®]
54.63 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

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