



Surrey Close, Framlingham, Suffolk



A TWO DOUBLE BEDROOM semi-detached house in the heart of Framlingham ** GARDEN ** PARKING ** SUITABLE FOR DOWNSIZERS, FIRST TIME BUYER OR INVESTORS**

LOCATION The property is within walking distance of the Market Square in Framlingham which is well known for its twelfth century castle and church. The Market Hill is surrounded by a range of interesting independent shops and a variety of restaurants and pubs, 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 as well as a primary school. Wickham Market train station is approximately 5 miles away and links via Ipswich train station offer a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.

- **Entrance Hall**
- **Sitting/Dining Room**
- **Kitchen**
- **Main Bedroom**
- **Further Double Bedroom**
- **Family Bathroom**
- **Garden**
- **Allocated Parking**
- **NO ONWARD CHAIN**



SURREY CLOSE - INTERIOR A hallway with stairs rising to the first floor welcomes you inside this light and airy property. To the right is the Kitchen with a range of maple wall and base units with a laminate worktop over, stainless steel sink and drainer with mixer taps over and a window to the front. There is space for a washing machine and fridge/freezer and has a built-in oven with gas hob over and extractor above. A Sitting/Dining Room has sliding doors overlooking and giving access to the rear garden. A large understairs storage cupboard is perfect for storage. Upstairs the main bedroom has a window overlooking the rear and there is a further smaller double with a window to the front. The Family Bathroom has a bath with an electric shower over and a screen to the side, wc and wash hand basin. This completes the accommodation which would suit a variety of purchasers.

SURREY CLOSE-EXTERIOR To the front of the property is a lawned area either side of a path leading to the Entrance Door and to the left is a meter and storage cupboard. This property benefits from a rear access way perfect for storing wheelie bins and a gate leads into the rear garden. This is mainly laid to lawn with a patio area and benefits from not being overlooked. There is an allocated parking space.

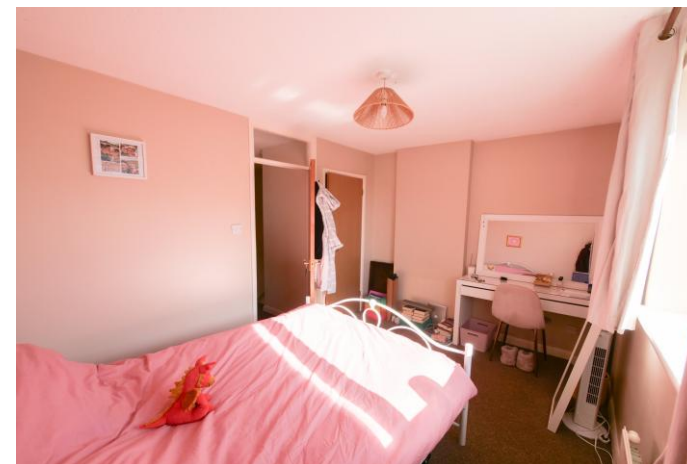
TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY: East Suffolk **TAX BAND:** B **EPC:** D **POST CODE:** IP13 9SJ

SERVICES Gas central heating, mains water, electricity and drainage.

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.



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Awaiting floor plan

"DoubleClick Insert Image"

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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