



College Road, Framlingham, Suffolk



A well-kept THREE DOUBLE BEDROOM TOWN HOUSE in the centre of Framlingham **GARDEN AND PARKING FOR TWO VEHICLESSOUTHWEST FACING BALCONY****

LOCATION The property is within walking distance of the Market Hill 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. 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.

GUIDE PRICE: £340,000

- Cloakroom
- Kitchen/Breakfast Room
- Utility Room
- Family Bathroom
- Sitting Room with Balcony
- Main Bedroom with En Suite
- 2 Further Double Bedrooms
- Courtyard Garden
- 2 Parking Spaces



COLLEGE ROAD - INTERIOR An Entrance Door is at the side of the property and leads into a welcoming Entrance Hall. To the left is a downstairs cloakroom with wc, wash hand basin, space for coats and boots and has an opaque window to the side. Opposite the Entrance Door is a door leading to the spacious Kitchen/Dining/Family Room which has a sash window overlooking the front. There are a range of wood effect wall and base units with a dark laminate over, integrated dishwasher, built in oven, hob with extractor over and a space for an undercounter fridge. There is plenty of space for both a sofa and a dining table and chairs. Upstairs to the right is a Sitting Room with a working open fireplace with cast iron surround, slate hearth and painted mantel piece. There is a sash window, with glimpses of Framlingham Castle, to the front and to the rear are double doors leading out to a full width southwest facing balcony, perfect for outside entertaining. On this first floor landing there is a shelved airing cupboard and a window to the side. Bedroom 3 which is a good double bedroom with a sash window and again with glimpses of the Castle. The Family Bathroom has a bath with a telephone mixer tap, wc and wash hand basin and an opaque window. On the second floor there is a Velux window on the landing making it light and airy. The Main Bedroom is off to the right and has a built-in cupboard, a window with fantastic views of Framlingham College, Castle, Church and Library. There is an En Suite Shower Room comprising wc, wash hand basin and shower cubicle with a gravity fed shower and Velux window. Bedroom 2 is also light and airy having both a window to the front and a Velux window in a large recess. This completes this great accommodation which would suit a variety of purchasers.



COLLEGE ROAD - EXTERIOR To the front of the property there is a hedge with a paved area behind and through the archway leads to PARKING FOR TWO VEHICLES with a seating area, steps up to a further patio area and a shed with a couple of flower beds and a small lawned area. The property also has a stunning WEST FACING BALCONY leading from the Sitting Room.

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

LOCAL AUTHORITY East Suffolk **Tax Band:** C **EPC:** C **Postcode:** IP13 9ER

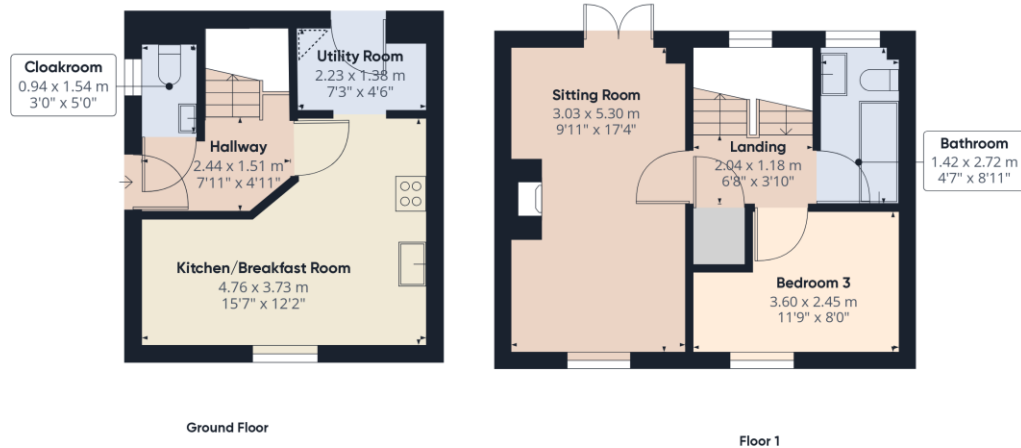
SERVICES Gas Fired central heating, mains drains, water and electricity, Open Fire in the Sitting Room.

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.







Approximate total area[†]
88.09 m²
948.17 ft²

Reduced headroom
6.52 m²
70.22 ft²

Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

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

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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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