



College Road, Framlingham, Suffolk





A "little gem" of a property, built approx. 1850, in the heart of Framlingham with bags of character. One bedroom cottage recently refurbished with sunny garden, double glazing and gas fired central heating.

**LOCATION** College Road is within walking distance of the Market Hill in the market town of 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.

- **Period Cottage**
- **1 Bedroom**
- **Modern Kitchen & Bathroom**
- **Recently Refurbished**
- **Sunny Private Garden**
- **Close to Market Hill & Amenities**
- **Double Glazed Throughout**
- **Gas Fired Central Heating**



**10 COLLEGE ROAD - INTERIOR** A double glazed door opens into a pretty Sitting Room with painted floorboards, a window to the front, stud work to one wall, deep recesses to either side of the fireplace. The fireplace has a wooden surround and cast iron grate and can be used as an open fire. A door leads into the recently fitted Kitchen. There are a range of French Grey wall and base units, laminate worktop over, electric oven, gas hob and extractor above, integral slimline dishwasher, integral washing machine. A white ceramic sink and drainer with mixer taps over and has a window overlooking the patio and garden beyond. There is vinyl to the floor and beyond the double-glazed back door is a large deep storage cupboard with a window. Again, there is stud work underneath the stairs which gives space for a table and chairs. The stairs rise to the first floor and ahead is the generous double bedroom with window to the front, pretty cast-iron fireplace and recesses either side perfect for a wardrobe, chest of drawers etc. The Shower Room has been recently refitted with a large walk-in shower unit with gravity fed shower over, a range of useful storage with a sink inset and close coupled wc, an opaque window and there is a cupboard housing the gas central boiler. This completes the accommodation which would suit a variety of purchasers.

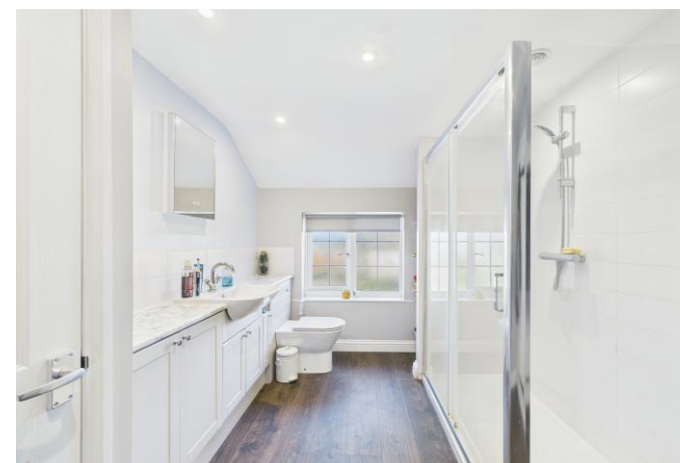


**10 COLLEGE ROAD - EXTERIOR** The rear garden is accessed via a door from the Kitchen and leads to a patio area with garden beyond which is laid to lawn with a further seating area at the bottom and is a real sun trap. The property has a gate which gives access across two properties for wheelie bin use only, but these properties have no right of way into this garden, which gives it privacy.

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

**LOCAL AUTHORITY - East Suffolk**      **Tax Band: A**      **EPC: C**      **Postcode: IP13 9EP**

**What3words: ///texted.litters.failed**



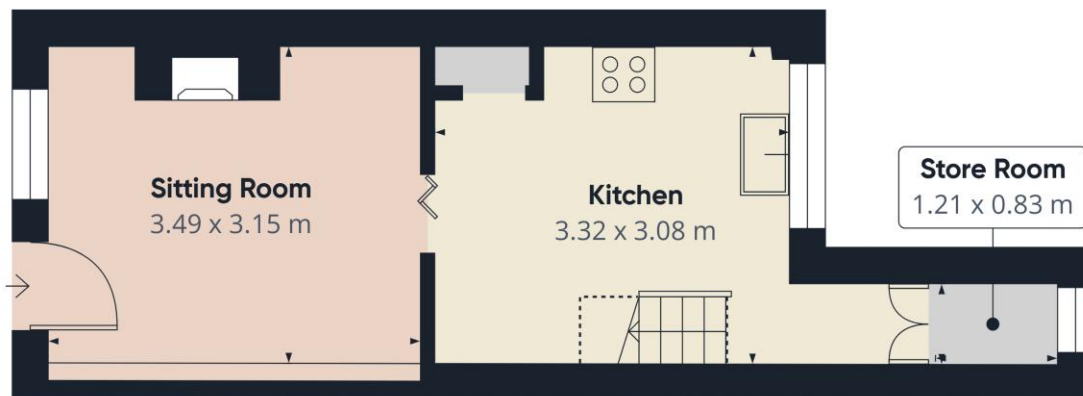
**SERVICES** Gas Fired central heating, mains drains, water and electricity, double glazed throughout with leaded light windows, open fireplace to sitting

**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

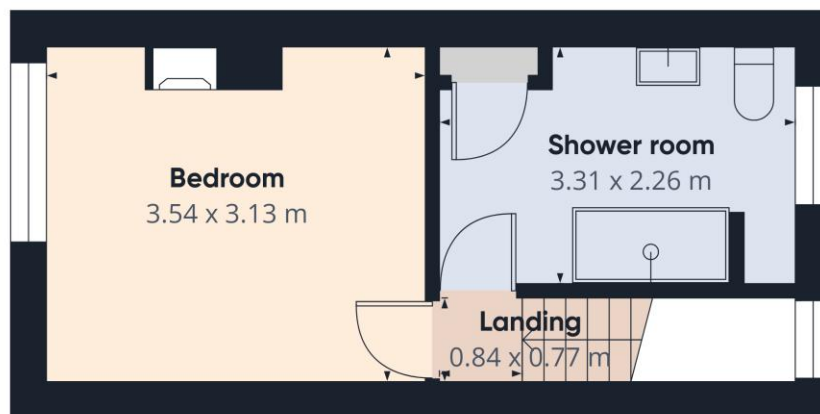
**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

42.1 m<sup>2</sup>

Reduced headroom

1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

## Huntingfield Estates

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