



Kings Avenue, Framlingham, Suffolk



A semi-detached THREE BEDROOM property within walking distance of Framlingham. Newly Renovated with new flooring, new kitchen and bathrooms ****LARGE GARDEN TO FRONT AND REAR**** Outbuildings with further scope for development****NO ONWARD CHAIN****

LOCATION Kings Avenue is ideally situated for all the amenities that this great market town offers. 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.



KINGS AVENUE - INTERIOR An entrance door welcomes you into the Entrance Hall where there is a deep understairs storage cupboard, a window to the front and wood effect flooring which runs through the whole ground floor. A door leads through to the dining room with a feature brick fireplace, window to the rear and an archway leading into the living room with a window overlooking the front garden. A door leads through to the newly fitted kitchen with a window to the rear and a window to the side. There is a range of cream shaker style fitted wall and base units under a wood laminate worktop with a ceramic sink and gold mixer tap. The kitchen benefits from integrated appliances to include a full height fridge/freezer, washing machine and slimline dishwasher, there is also a ceramic hob and under-counter electric oven. A back door leads into the rear side extension with a UPVC window and wooden gate leading into the rear garden, there is power and light connected. This space could benefit from further improvement but equally works as a utility/storage space. To the front are two large brick built storerooms.

Newly carpeted stairs lead up from the entrance hall to the first floor landing with a window to the side and to the front. There are two bedrooms with windows overlooking the rear garden (the main bedroom and bedroom 2) and one bedroom with a window overlooking the front garden (bedroom 3). To the right is a WC with a small hand basin, spotlights and an opaque window to the side. Next to this is a bathroom with contemporary basin set into a vanity unit with gold mixer tap, bath with shower above, shower screen and gold heated towel rail, spotlights and an opaque window to the side.

KINGS AVENUE - EXTERIOR To the front of the property there is a large lawned area which could be converted to parking subject to the necessary planning. There is a path leading to the Entrance Door. To the right-hand side there is a gate through to the rear garden.

The rear garden is a very good size and fully fenced. It offers a large lawned area with various established shrubs and plants.

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

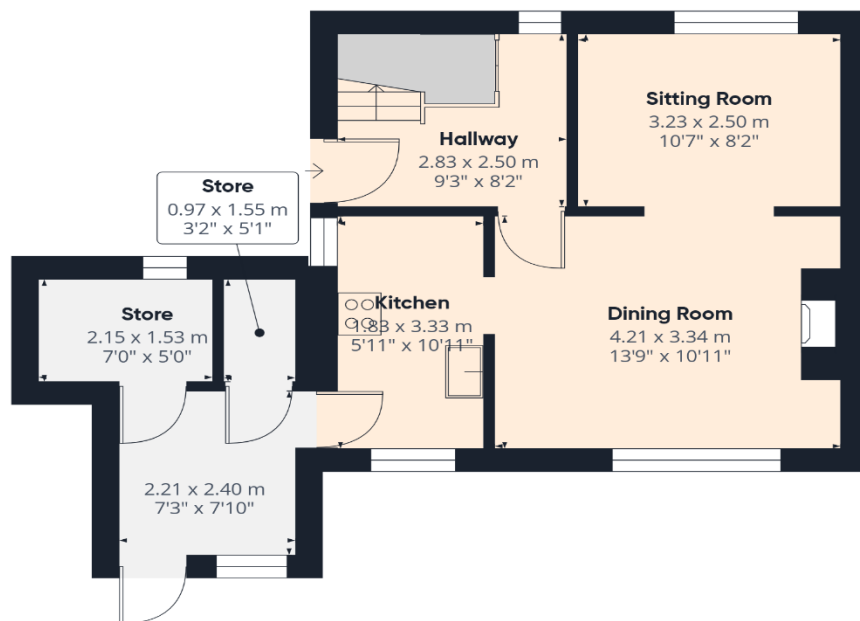
LOCAL AUTHORITY - East Suffolk Tax Band: B EPC: E Postcode: IP13 9HD

SERVICES - Gas central heating throughout, mains drains, water and electricity, fully double glazed throughout.

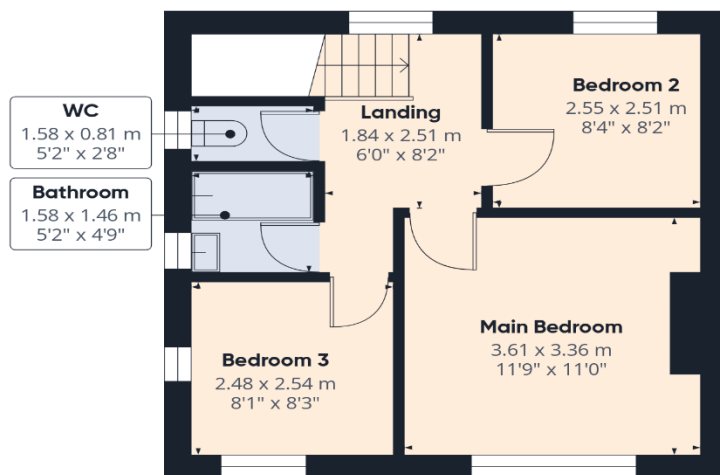
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are included in the sale.

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





Floor 0



Floor 1



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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