



Station Road, Framlingham, Woodbridge, IP13 9EE



welcome to

Station Road, Framlingham

Located in the heart of Framlingham, this property is just a short walk away from the town centre. Approximately 5 years old, with modern design, convenient features, and prime location, this three bedroom mid terrace house is the perfect place to call home.

Location

The property is within easy walking distance to the market town of Framlingham with all that it has to offer including a comprehensive selection of independent shops and business from cafes, restaurants, pharmacists, antique emporiums, travel agents, hairdressers, delicatessens through to DIY stores. You also have convenient access to the doctor's surgery, vets, solicitors, banking facilities, sports and leisure activities, the impressive Crown Hotel and a large Co-Operative Supermarket.

There are good schools in area: Robert Hitcham's CEVA Primary School, Thomas Mills High School and the esteemed Framlingham College est. 1864. There are four churches including the historic St. Michael's home to the Howard Family and the magnificent castle with connections to Mary Tudor just before she took the throne.

There are lovely walks from Framlingham into the surrounding countryside and amenities such as golf in the nearby locations such as Cretingham, Woodbridge and Aldeburgh. The world famous Snape Maltings Concert Hall is within easy reach. There is also bird watching at the RSPB centre at Minsmere. Framlingham is a short drive from the coast, with the popular destinations of Southwold, Dunwich, the Peter Pan inspired Thorpeness Boating Lake and Orford.

Accommodation

Entrance Door Into:-

Open Plan Living Space

24' 1" x 15' 10" (7.34m x 4.83m)

Kitchen area with matching base and eye level units with adjoining worktop. Integrated electric double oven (Neff) with induction hob (Neff) and extractor hood over. Integrated dishwasher, washing machine

and fridge/freezer. Patmore water softener to remain. One and a quarter sink with mixer tap over. Integrated dining table to remain. Plinth heater, part of the central heating system which can be used for hot or cold instant heating in the kitchen area. Tiled flooring. Double glazed window to front aspect. Living area with space for sofa. Large storage cupboard. Two radiators. Double glazed bi-fold doors to rear aspect with integrated blinds.

Cloakroom

Two piece suite comprising of low level WC and pedestal wash hand basin. Radiator. Tiled flooring.

Landing

Carpeted flooring. Radiator. Airing cupboard housing wall mounted boiler.

Bedroom One

11' 10" x 8' 9" (3.61m x 2.67m)

Carpeted flooring. Double fitted wardrobe. Radiator. Double glazed window to rear aspect.

Bedroom Two

9' 8" x 8' 10" (2.95m x 2.69m)

Carpeted flooring. Fitted wardrobe. Radiator. Double glazed window to front aspect.

Bedroom Three

8' 2" x 6' 9" (2.49m x 2.06m)

Carpeted flooring. Radiator. Loft hatch. Double glazed window to rear aspect.

Bathroom

Three piece suite comprising of enclosed bath with shower over, low level WC and wash hand basin. Radiator. Tiled walls. Extractor fan. Double glazed window to front aspect.





Outside

Front Garden

Landscaped with pathway to front door.

Rear Garden

Fence enclosed, patio area with path to rear gate. Artificial grass. Bin store. Large hot tub, available under separate negotiation.

Garage

A leasehold garage (approximately £40 a year ground rent fees applicable), accessed via Station Road or via the rear gate through a shared alley. With up and over door and allocated parking space to the front.

Services

Mains Electric
Mains Gas
Mains Water
Mains Drainage

Agents Note

There is a communal maintenance charge of approximately £180 per annum, in addition to the £40 per annum ground rent in relation to the leasehold garage. All fitted Turner blinds to remain, included within the sale price.



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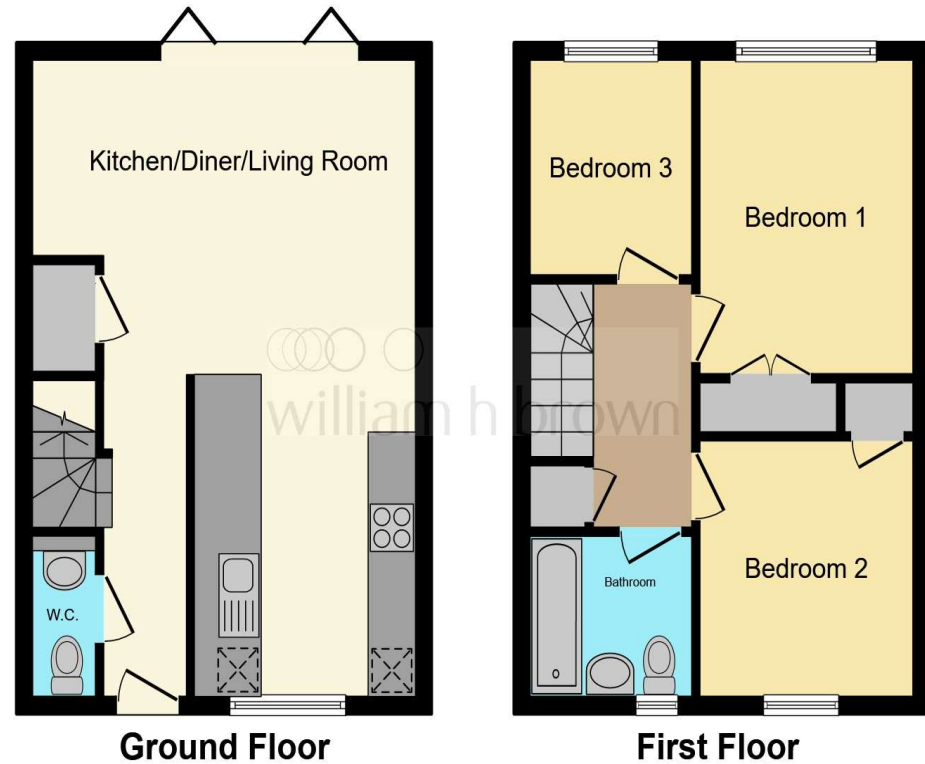
Station Road, Framlingham

- Approximately 5 Years Remaining On New Build Warranty
- Fully Fitted Kitchen With Neff Appliances With Plinth Heater
- Three Bedrooms
- First Floor Bathroom & Ground Floor Cloakroom
- Open Plan Living Space

Tenure: Freehold EPC Rating: B

offers in excess of

£260,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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