



Double Street, Framlingham Woodbridge IP13 9BN

welcome to

Double Street, Framlingham Woodbridge

****NO ONWARD CHAIN**** A Grade II Listed cottage situated within walking distance to Framlingham town centre. The property boasts from a kitchen/diner, front aspect lounge, three good sized bedrooms, family bathroom and low maintenance garden with a brick outbuilding.

Location

The Market Hill is just a few minutes' walk from the property and here there are various shops and amenities including a supermarket, public houses and cafes. There is also a great choice of schooling including Sir Robert Hitcham's CEVA Primary School, Thomas Mills High School and Framlingham College.

Framlingham is best known for its fine medieval castle which is managed by English Heritage. Along with its beautiful Mere that forms a rare wildlife habitat, attracting a wealth of migrating birds and plays host to swathes of unusual and very attractive meadow flowers.

Market days in Framlingham are held regularly on Tuesdays and Saturdays (and occasional event days) and many of these will be traditional Suffolk farmers markets, attracting different farmers and their produce from all over the county. There are also many events throughout the year that make this thriving town very unique including it's famous 'Sausage festival'.

In recent years Framlingham has been voted 'number one place to live in the country' and it was recently included within the top 'four places in the country to live' by the 'Sunday Times'.

The popular coastal town of Aldeburgh and the Snape Maltings Concert Hall, home to the Aldeburgh Festival, are within easy reach, some twelve miles to the east. The A12, which lies just five miles to the south, provides a direct link to Woodbridge another popular market town, and beyond to London, Cambridge and the Midlands (via the A14).

Direct and branch line rail services run to London's Liverpool Street, Campsea Ashe which is situated just beyond Wickham Market.

Accommodation

Entrance Hall

Wooden front door, carpet, stairs leading to the first floor and door to;

Lounge

14' x 12' 4" (4.27m x 3.76m)

Front aspect single glazed bay window and side aspect single glazed window, vertical radiator, wall mounted lights, carpet and tv point. Part glazed door leading to;

Kitchen/ Diner

13' 6" x 10' 4" (4.11m x 3.15m)

Dual aspect secondary glazed windows. Fitted kitchen with wall and base units, stainless steel sink, two bowls with mixer taps, tiled splash back, work surfaces, recessed spot lights, integrated electric oven with ceramic hob and extractor fan, space for under counter fridge, vertical radiator and tiled flooring. Part glazed door leading to;

Rear Hall

Side aspect glazed door, utilities cupboard, tiled flooring and door to;





Bathroom

Rear aspect secondary glazed window, large storage cupboard with built in shelves and housing the water boiler, fully tiled walls and flooring, vertical radiator, panelled bath with glass shower screen and fully plumbed rainfall shower head, extractor fan, low level flush wc and wash hand basin in vanity units.

Landing

Recessed spot lights, carpet and doors to;

Bedroom One

14' 3" Max x 13' 1" (4.34m Max x 3.99m)

Front aspect secondary glazed window, feature fireplace, recessed spot lights, radiator, carpet and two built in storage cupboards.

Bedroom Two

11' x 9' 11" (3.35m x 3.02m)

Rear aspect secondary glazed window, recessed spot lights, radiator and carpet.

Bedroom Three

10' 4" x 7' 4" (3.15m x 2.24m)

Side aspect secondary glazed window, recessed spot lights, radiator and carpet.

Outside

The rear garden is mainly paved with mature planted flower beds, enclosed via fencing and access to a brick outbuilding.

Services

Mains Electricity
Mains Water
Mains Gas
Mains Drainage

Council Tax Band: C



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welcome to

Double Street, Framlingham Woodbridge

- Grade II Listed Cottage
- Spacious Kitchen/Diner
- Front Aspect Lounge
- Three Good Sized Bedrooms
- Family Bathrooms
- Walking Distance To Framlingham Town Centre
- Enclosed Low Maintenance Garden
- Benefits From Gas Central Heating

Tenure: Freehold EPC Rating: Awaiting

offers in the region of

£375,000



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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Property Ref:
FLH105010 - 0002

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william h brown



01728 723923



Framlingham@williamhbrown.co.uk



26 Market Hill, Framlingham, WOODBRIDGE,
Suffolk, IP13 9AN



williamhbrown.co.uk