

*An exceptionally well presented and maintained two-bedroom mid-terrace house located just a short walk from the amenities of Framlingham.*

Guide Price  
£215,000 Freehold  
Ref: P7328/B

54C Station Road  
Framlingham  
Woodbridge  
Suffolk  
IP13 9EE



Entrance hall, kitchen/breakfast room, and sitting/dining room.  
Two double bedrooms on the first floor, with a recently fitted bathroom. Attic room.

Landscaped garden and two allocated off-road parking spaces.

Would suit first time buyer or investment.

Contact Us



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## Location

Framlingham offers a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency, doctors surgery, vets and delicatessen. It is also home to the Crown Hotel, a Co-operative supermarket, Robert Hitcham's CEVA Primary School, Thomas Mills High School and Framlingham College. Framlingham is perhaps best known for its magnificent castle and is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside and amenities such as golf in the nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). Framlingham is only 12 miles from the coast as the crow flies with the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street Station, scheduled to take just over the hour.

## Description

54C is a former mill building which was converted some time ago. The property itself is a two bedroom mid-terrace house with spacious accommodation, which offers the opportunity for further development in the loft space, subject to relevant planning permissions and consents. The property itself has well laid out accommodation over two floors with entrance hall, kitchen breakfast room, large sitting/dining room together with two double bedrooms and a family bathroom on the first floor. There is a private and enclosed front garden which has been hard landscaped and is enclosed by panel fencing with beautiful climbing clematis, and is easily maintained. The property has been an investment property for the current vendors. During the current vendors tenure they have kept the property immaculately well presented and maintained and as such it offers a perfect opportunity for a first time buyer or an investment purchaser, to take immediate occupation. Our rental team would expect a monthly income of £750 to £850 per calendar month.

## The Accommodation

### Ground Floor

UPVC front door opens to

#### *Entrance Hall*

With a ceramic tiled floor, a meter cupboard. A glazed panel door leads through to the

#### *Kitchen/Breakfast Room* 12'10 x 10'2 (3.9m x 3.1m)

With engineered oak flooring, window to front, matching range of modern wall and base units with one and a half bowl stainless steel single drainer sink unit with mixer tap over and tiled splashbacks to roll-top work surfaces. Four ring electric hob with electric oven under, glass and stainless steel extractor hood above, space and plumbing for washing-machine, space for appliances and breakfast bar. Wall mounted radiator. Further glazed panel door through to the



*Sitting/Dining Room* 21'8 x 20'6 (6.6m x 6.25m) L-shaped

A good size room with large windows to the front, wall-mounted lights and wall-mounted radiators and a returning staircase to first floor landing, with ample understairs storage cupboard.





## First Floor

### *Landing*

There is access to loft and built in boiler cupboard with wall mounted Ideal gas-fired combination boiler and space for storage. There are doors off to

### *Bedroom One* 13'5 x 10'2 (4.09m x 3.1m)

Double bedroom with window to front. Wall-mounted radiator.



### *Bedroom Two* 13'5 x 9'1 (4.09m x 2.77m)

Double bedroom with window to front. Wall-mounted radiator.



### *Family Bathroom*

With ceramic tiled floor and walls. Bath with mixer tap over and drencher shower above. Closed WC, pedestal hand-wash basin with mixer tap over and mirror fronted cupboard above, with chrome heated towel radiator to side. Extractor fan.



### *Attic Room 20' x 19' (6.1m x 5.79m)*

The Attic Room is currently boarded out and provides ample storage space, with potential to convert into a further bedroom and en-suite, subject to relevant planning permissions and consents.



## Outside

Access is across a shared driveway from the highway, which leads to a parking area which is to the side of the property and has two allocated parking spaces.

There is an enclosed garden to the front with pathway leading to front door enclosed by panel fencing with outside light and tap. This has been hard landscaped with strategically placed beds and climbing plants. There is ample space to the front of the garden for bin storage and the allocated parking can be identified clearly by the letter C on the walls in front of the parking spaces.



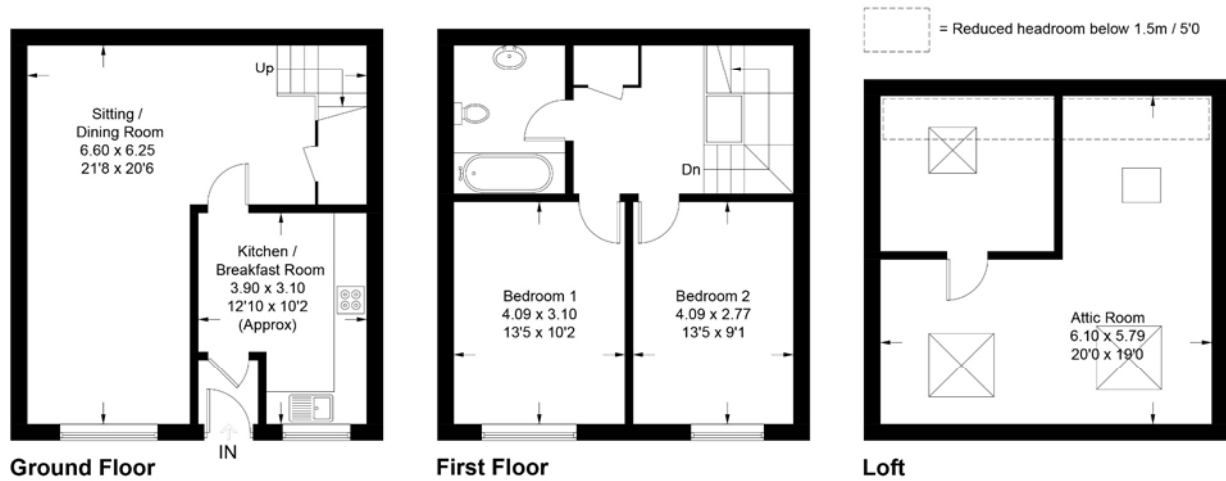


## 54C Station Road, Framlingham

Approximate Gross Internal Area = 87.6 sq m / 943 sq ft

Loft = 36.9 sq m / 397 sq ft

Total = 124.5 sq m / 1340 sq ft



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**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage, gas and electricity.

**Broadband** To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC Rating** C (copy available from the agents via email)

**Council Tax** Band A; £1,430.97 payable per annum 2024/2025

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. Whilst the driveway immediately in front of 54C is owned by this property, there is shared access across this in favour of all neighbours.

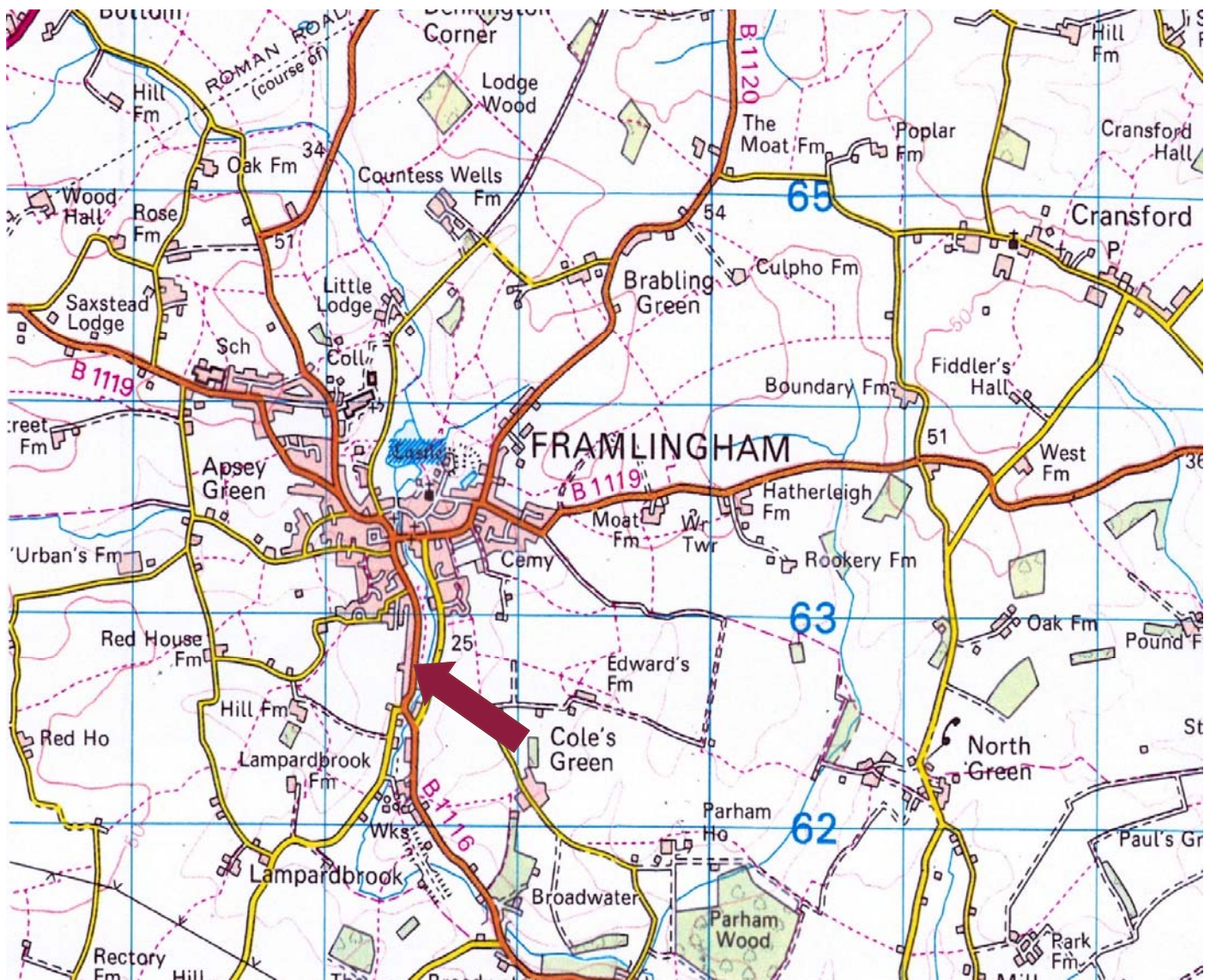
4. There is a responsibility for the owners of 54C to contribute one twelfth of the cost of repair and maintenance of the shared driveway.

**April 2024**

## Directions

From the agent's office turn left into Station Road and proceed along the road past the Co-Op garage on your left where 54C can be identified by a Clarke and Simpson For Sale board on the right hand side.

For those using the What3Words app: [///inspected.loved.marshes](https://www.what3words.com/inspected.loved.marshes)



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