

*A charming and well presented three double bedroom cottage with delightful rear garden, set along Fore Street, close to the centre of the town.*

Guide Price  
£449,500 Freehold  
Ref: P7410/J

45 Fore Street  
Framlingham  
Suffolk  
IP13 9DD



Entrance hall, 19' sitting room, dining room, garden room, kitchen, utility room and cloakroom.

Three double bedrooms and bathroom.

Store room and garden shed.

Landscaped rear garden.

#### Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

*And The London Office*  
40 St James' Place  
London SW1A 1NS

[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

## Location

Number 45 Fore Street is set at the northern end of Fore Street, just a few minutes walk from the centre of Framlingham and well placed to benefit from all the amenities the town has to offer. Framlingham is perhaps best known for its magnificent castle but also benefits from a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency, nursery, vets and delicatessen. It is also home to the Crown Hotel, a Co-operative supermarket and doctors' surgery. The town also benefits from Sir Robert Hitcham's CEVA Primary School & Nursery, Thomas Mills High School and Framlingham College.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from the town into the surrounding countryside, and amenities such as golf in nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is nearby (10½ miles), and there is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with easy access to 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, scheduled to take just over an hour.

## Description

Number 45 Fore Street is a charming and well presented three double bedroom extended cottage, that enjoys a delightful rear garden and is located just a few minutes walk from the centre of the popular market town of Framlingham. The original core of the property comprises a period cottage of seemingly colourwashed brick elevations enclosing a timber frame and set beneath a pantile roof. Over the years the property has been extended to create the relatively spacious accommodation that the property now offers and which extends to just over 1,300 sq ft (121 sqm) in all.

The front door is set within a small courtyard area, and this opens into the entrance hall, which links well with the 19' sitting room with woodburning stove, and onto the rear of the property where the spacious dining room opens into the garden room, which we understand was added approximately 12 years ago. In addition, there is the well fitted kitchen with range style cooker and integral appliances, together with a useful utility room and cloakroom. There is also a store room off the kitchen, ideal for storing bikes, etc.

On the first floor there are three good size double bedrooms and a bathroom.

Outside 45 Fore Street enjoys the most delightful rear garden that contains a variety of specimen flowers, shrubs and trees, including a number of established fruit bearing trees. To the very rear of the garden is a decked seating area and a useful storage shed.

The property fronts onto Fore Street, but there is unrestricted on-street parking available immediately outside. This is on a 'first come, first served' basis but the Town Council are proposing to create permit parking within Framlingham.







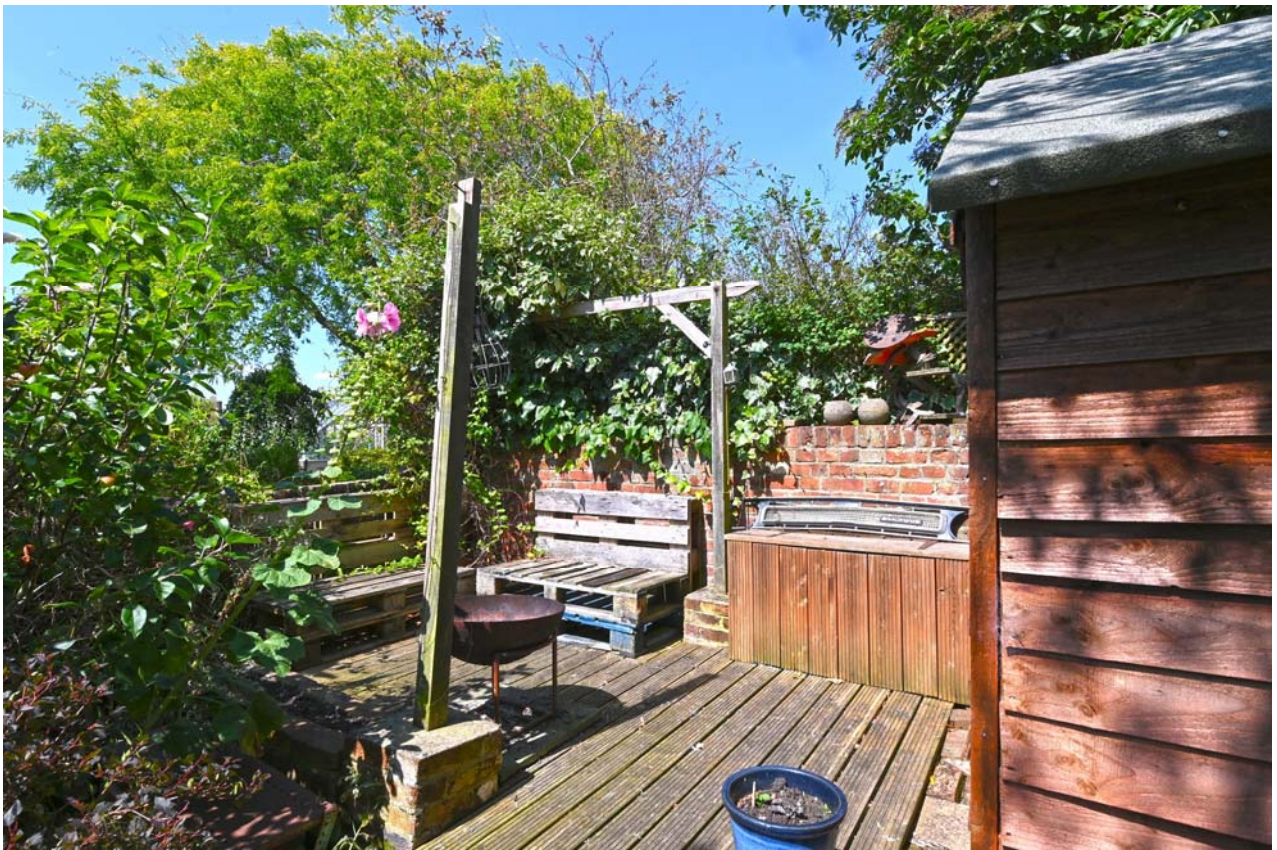












# 45 Fore Street, Framlingham

Approximate Gross Internal Area = 125.4 sq m / 1350 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk  
Produced for Clarke and Simpson



*Viewing* Strictly by appointment with the agent.

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

*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 = D (65)

*Council Tax* Band D; £2,146.46 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.

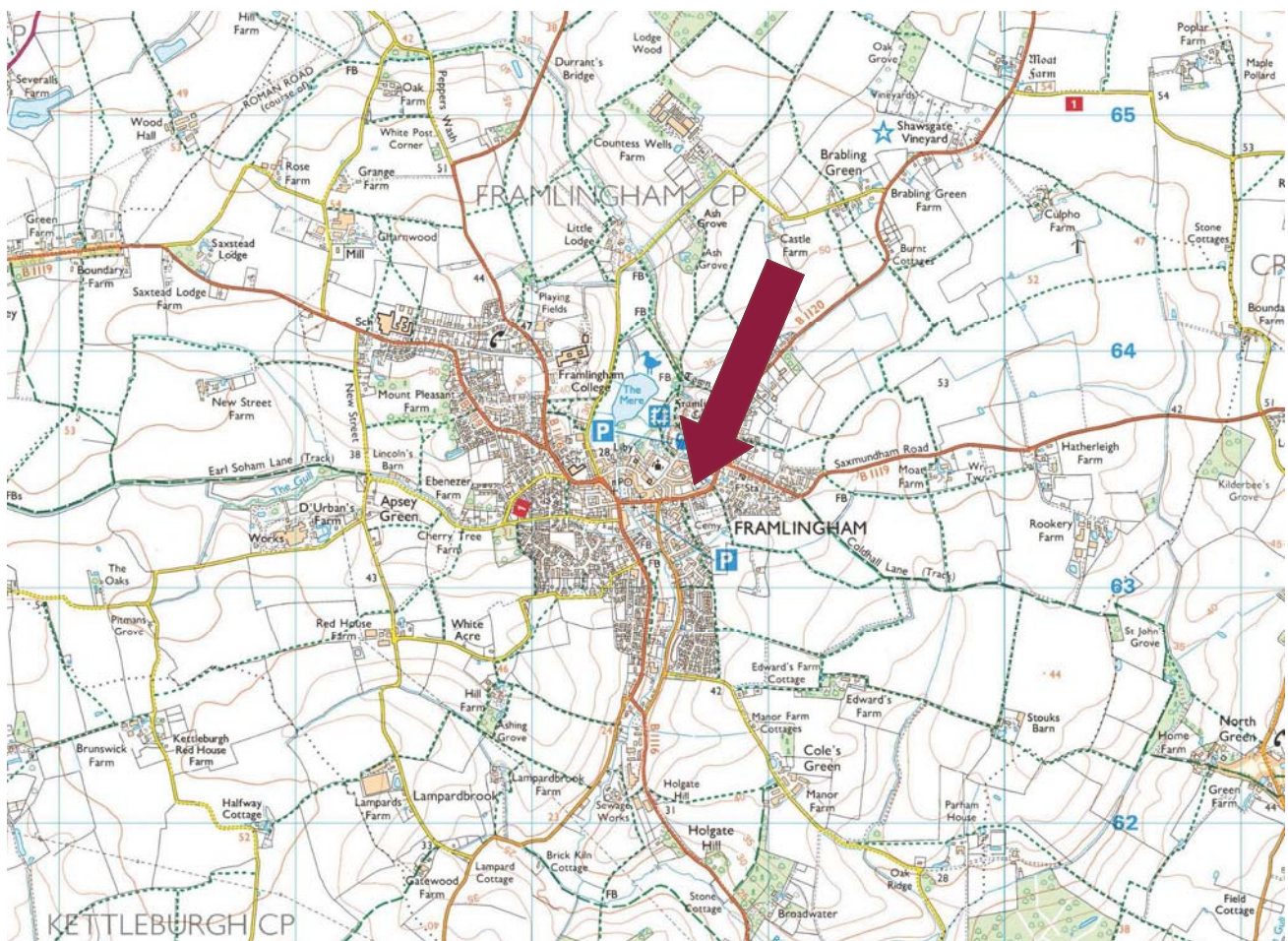
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*August 2024*

## Directions

From the agent's office in Well Close Square, turn left onto Station Road, and left again into Fore Street. Proceed up the hill, passing Fairfield Road on the right hand side until arriving at number 45 which will be found on the left (cream render).

For those using the What3Words app: [///hypocrite.lions.racing](https://www.what3words.com/#!/hypocrite.lions.racing)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.