

*A detached three bedroom bungalow extending to approximately 1350 sq ft, now requiring general modernisation, located on Pembroke Road, Framlingham.*

Guide Price  
£425,000 Freehold  
Ref: P7458/C  
7 Pembroke Road  
Framlingham  
Suffolk  
IP13 9HA



Hall, cloakroom, dining room, kitchen, utility room, conservatory and sitting room.

Three bedrooms, en-suite cloakroom and shower room.

Front garden with substantial parking.

Garage and large, 150' x 50' rear garden.

In all, 0.35 acres.

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

Pembroke Road is one of Framlingham's most popular locations and is situated in close proximity to the doctors' surgery, Framlingham College and Thomas Mills High School. It is also within walking distance of the amenities of the town, which benefits from a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency, nursery, vets and delicatessen. Framlingham is also home to the Crown Hotel, a Co-operative supermarket and Robert Hitcham's CEVA Primary School.

Framlingham 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 nearby locations such as Creetingham (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.

## Description

7 Pembroke Road is a detached bungalow believed to date from the 1960s or 1970s of rendered elevations under a predominantly tiled roof. The property now requires general modernisation and re-decoration. It benefits from UPVC double glazed windows and doors throughout and a gas fired central heating system.

The main door to the side of the property provides access to the reception hall. Off this is a cloakroom with WC and access to the dining room. Here there is a door to the kitchen, bifold doors into the sitting room and glazing and French doors opening to the conservatory. This more recent addition is of UPVC construction and has wall to wall windows overlooking the garden as well as a glazed door to the exterior. The kitchen is fitted with high and low level wall units and has a window overlooking the front driveway. There is an integrated double electric oven and microwave as well as a integrated fridge and dishwasher. A door opens to a utility room with there is space and plumbing for a washing machine, a door to the exterior and a skylight. In addition is the boiler and airing cupboard with hot water cylinder. The sitting room is particularly spacious being 18' x 15' and has windows to the rear and side of the property as well as a glazed door to the rear garden. Off this is the bedroom wing where there is a corridor with built-in cupboard, and doors off to the three bedrooms and shower room. All three bedrooms are doubles and have windows to the side. One has an en-suite cloakroom with WC and hand wash basin. The shower room comprises a WC, hand wash basin, shower and built-in cupboards.

## The Outside

To the front of the bungalow is not only garden but a shingle drive/parking area for ample vehicles. This leads to an attached garage which is of timber construction under a flat felt roof. The rear garden can be accessed through the garage or to one side of the bungalow. This is manly laid to grass and is bordered by fencing and hedging. It measure approximately 150' x 50' and at one end is an orchard. In all, the grounds extend to 0.35 acres.















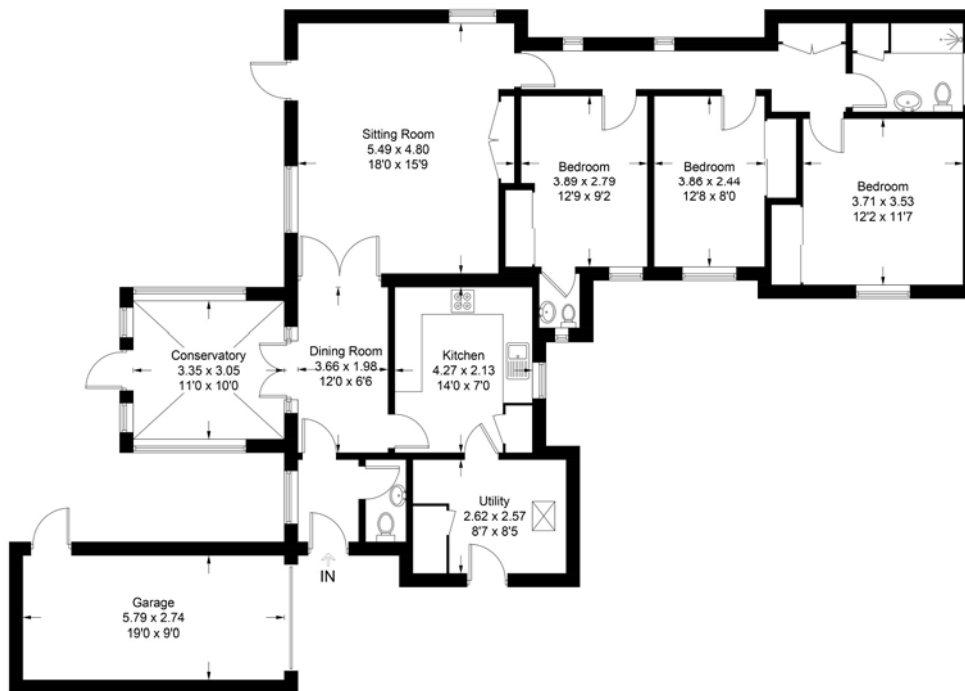


## 7 Pembroke Road, Framlingham

Approximate Gross Internal Area = 126.4 sq m / 1360 sq ft

Garage = 16.1 sq m / 173 sq ft

Total = 142.5 sq m / 1533 sq ft



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Produced for Clarke and Simpson

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

**Services** Mains water, drainage, electricity and gas. Gas-fired central heating.

**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 = E (Copy available from the agents upon request)

**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.

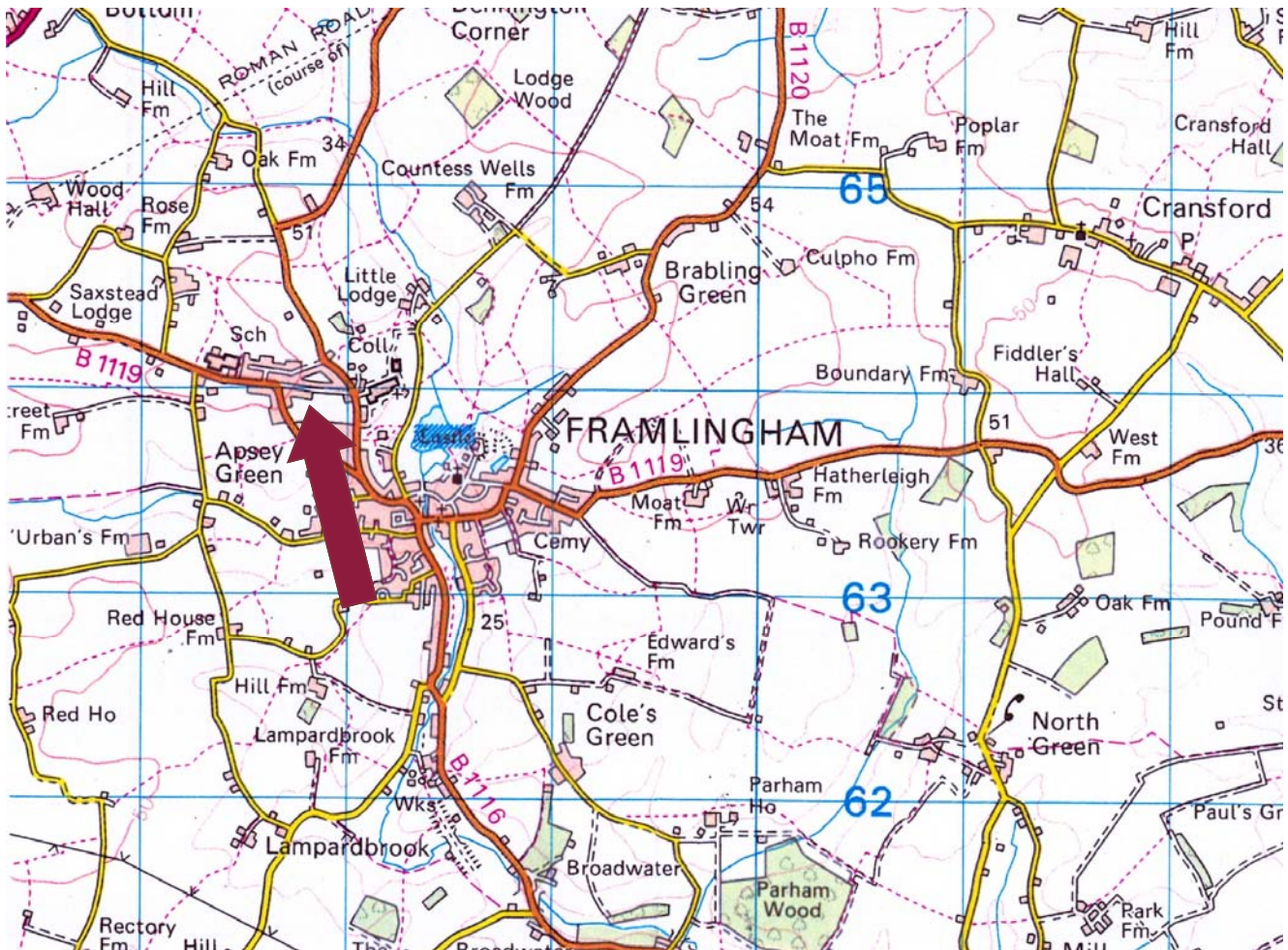
3. The sale is subject to probate being granted. The application to obtain the grant of probate will be submitted shortly.

**October 2024**

## Directions

From Clarke and Simpson's office in Well Close Square proceed up College Road and having passed Framlingham College on the right hand side, turn left onto Pembroke Road. Proceed along the road where number 7 will be found on the left hand side, shortly before the doctors surgery.

What3Words location: [///saloons.confirms.directive](http://saloons.confirms.directive)



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