

*A two bedroom mid-terraced house
situated on Regal Gardens enjoying
glimpses of the castle.*

Guide Price
£269,995 Freehold
Ref: P7465/C

18 Regal Gardens
Framlingham
Suffolk
IP13 9FP



Hallway, kitchen, sitting room and downstairs cloakroom.
Two first floor double bedrooms and a bathroom.
Fully enclosed rear garden.
Designated parking space plus visitor spaces.

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
www.clarkeandsimpson.co.uk

Location

The property is situated on Regal Gardens which is within walking distance of the centre of Framlingham. As well as the Mere and various footpaths, 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 which is managed by English Heritage.

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 locations such as Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). 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 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

The Regal Gardens development was constructed in 2018. Number 18 is a mid-terraced house of block construction with brick elevations and a tiled roof. It benefits from high levels of insulation as well as UPVC double glazed windows throughout and a gas fired central heating system. It has the remainder of its 10 year warranty.

A porch leads to a front door that opens to the hallway. There are stairs to the first floor landing as well as a cloakroom with WC. Off the hallway is a sitting room and also a kitchen. This is fitted with a stylish range of high and low wall units with an integrated dishwasher, electric oven and four ring gas hob with extractor fan. In addition, there is space and plumbing for a washing machine and a fridge/freezer. There is tiled flooring and recessed spot lighting. The windows to the front of the property look over Regal Gardens with glimpses of the Castle.

The sitting room has West facing French doors flanked on both sides by windows opening to the rear garden. The first floor landing has a hatch to the loft space, a built in cupboard with a gas fired combi and doors to the two bedrooms and bathroom. The spacious principle bedroom has a west facing window overlooking the rear garden and trees. It has fitted wardrobes. The second bedroom is also a double and has views towards St Michaels Church, the Mere and the Castle. The bathroom comprises a WC and wash basin with cupboard below and bath with shower attachment and glazed screen.

Outside

The property is approached over communal tarmac and then a brick paved driveway which leads to the designated parking space for Number 18 and also a number of visitor spaces that work on a first come first served basis. The main garden lies to the rear of the house and includes a shed, an area of patio and lawn. It measures 26ft x 15ft. This is fully enclosed by fencing and can be accessed via a pathway leading to the parking areas. Beyond the rear garden is a communal garden.



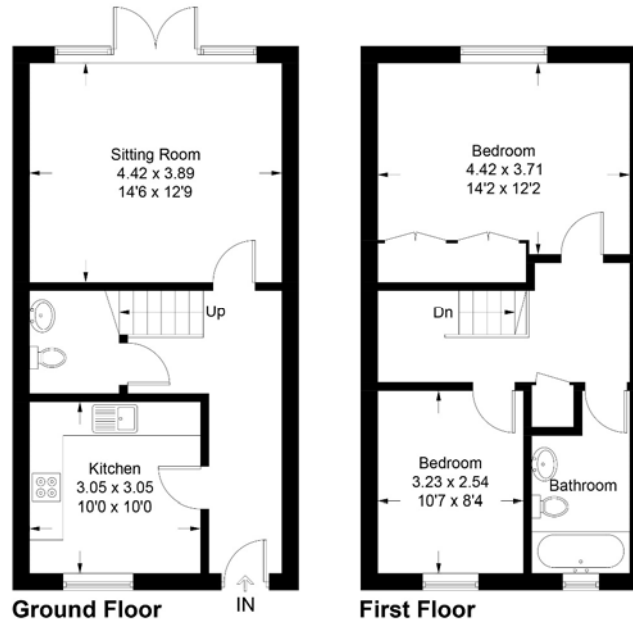






18 Regal Gardens, Framlingham

Approximate Gross Internal Area = 82.6 sq m / 889 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, drainage, gas and electricity. Gas fired central heating.

Service Charge There is a communal maintenance charge covering the maintenance of the communal areas which is currently £247 per annum.

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 = B (copy available on request)

Council Tax Band B; £1,747.60 payable per annum 2025/2026

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 Vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. One of the external photos shows the communal garden area.

March 2025

