

A recently refurbished three bedroom, end-terrace house, located on the outskirts of the popular market town of Framlingham.

Guide Price
£275,000 Freehold
Ref: P7721/B

38 Kings Avenue
Framlingham
Woodbridge
Suffolk
IP13 9HD



Entrance hall, sitting room/dining room, kitchen and rear lobby.
Three bedrooms, bathroom and separate WC.
Front and rear gardens.
On street parking.

Contact Us



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Location

The property is located on the outskirts of the popular market town of Framlingham. Framlingham is probably best known for its fine Medieval 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 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

38 Kings Avenue is a three bedroom, end-terrace house located on the outskirts of the popular market town of Framlingham. The property offers well laid out accommodation over two floors.

Approached via a pathway, the front door opens into the entrance hall with stairs that rise to the first floor landing and a door that opens into the sitting room. The sitting room has a large window to the rear, laminate style flooring and a central brick fireplace on a brick hearth with mantle over. An archway leads to the dining room which has a window to the front of the property. A door from the sitting room leads into the kitchen which has windows to the side and rear. The kitchen, which has recently been fitted, has a matching range of fitted wall and base units with integrated appliances such as a dishwasher, washer/dryer, four ring electric hob with extractor fan above, electric oven and fridge/freezer and a sink with tap over. A door leads to the rear lobby where there is a window to the rear and doors to two storage rooms and the rear garden.

Stairs rise to the first floor landing where there is access to the loft. A door from here leads to Bedroom one which is a generous double with a window overlooking the rear garden. There are two further bedrooms. The bathroom comprises a handwash basin, panelled bath with mixer tap and shower over, ladder style radiator, tiled flooring and walls and an obscured glazed window to the side. The separate WC also has tiled flooring, a WC with handwash basin and obscured glazed window to the side.



Outside

The property is approached from the road via a pathway. The front garden is mainly laid to lawn. A gate provides access to the rear garden which is a generous size and predominantly laid to lawn with trees and shrubs interspersed.



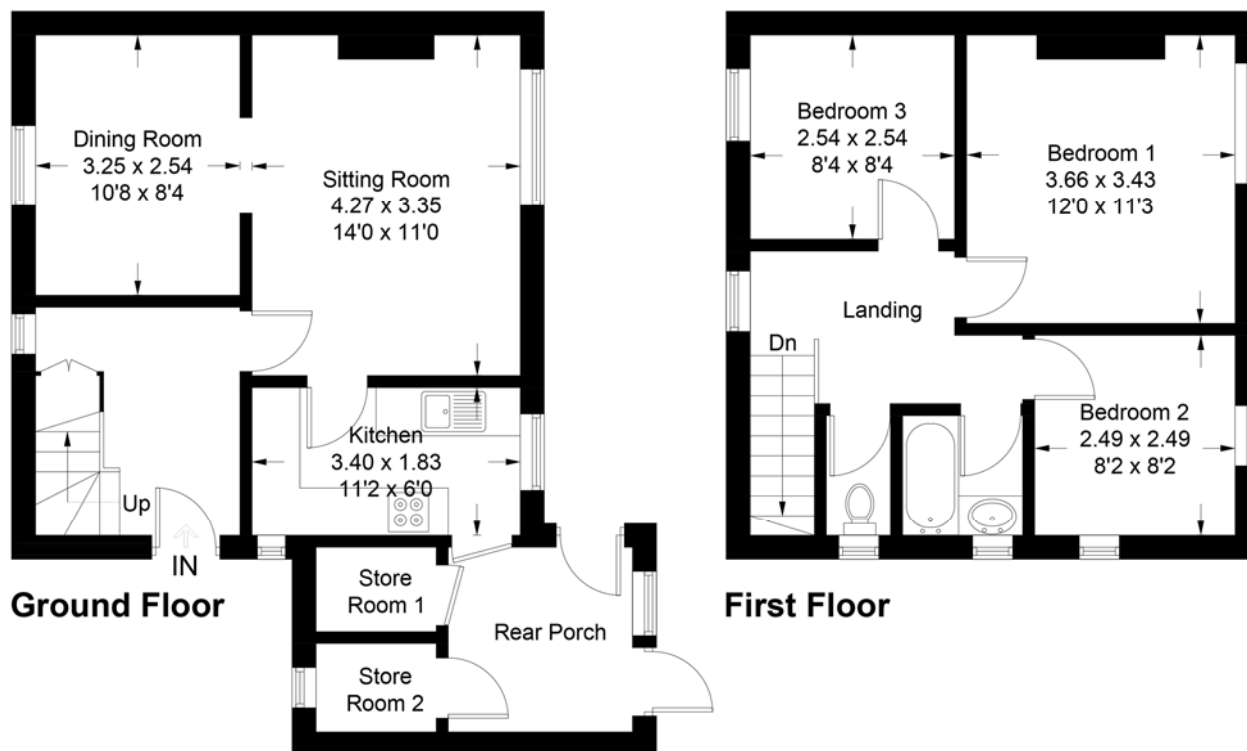






38 Kings Avenue, Framlingham

Approximate Gross Internal Area = 85.6 sq m / 921 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. 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).

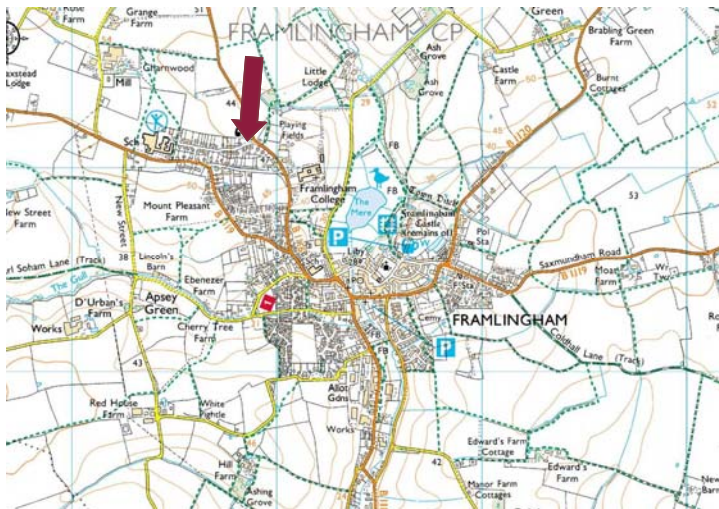
Council Tax Band B; £1,747.60 payable per annum 2025/2026

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.

September 2025



Directions

Leaving the agent's office, proceed in a Westerly direction onto College Road. Continue up the hill past Framlingham College taking the next left hand turn into Kings Avenue where the property can be found a short way down on the left hand side.

What3Words location: [///listening.crowd.forklift](https://www.what3words.com/#!/listening.crowd.forklift)



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