

A delightful two bedroom terraced cottage that is now in need of modernisation, located in the popular village of Wickham Market.

Guide Price
£185,000 Freehold
Ref: P7743/MC

59 High Street
Wickham Market
Suffolk
IP13 0HE



Entrance porch, sitting room and kitchen/dining room.

Dry cellar.

Two double bedrooms and bathroom.

Gardens to front and rear.

Brick outbuilding

No Onward chain.

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 located just a short walk from the amenities of the well served village of Wickham Market. Wickham Market lies about 12 miles to the north-east of the county town of Ipswich and just off the A12, which provides dual carriageway driving to Woodbridge (approximately 4 miles), Ipswich, London and the south. There is a railway station at nearby Campsea Ashe, with trains to Ipswich and on to London which take just over the hour, together with Clarke & Simpson's Auction Centre. This thriving community offers a range of local businesses and shops, including a Co-operative supermarket, an award-winning butchers (Revetts), restaurants, a pharmacy, vets, dentist, a health centre, library and primary school and a recently re-opened community pub, The George. There are regular bus services to Woodbridge and on to Ipswich. The village is also within the Thomas Mills High School catchment area for secondary schooling. Local tourist attractions, such as Easton Farm Park, Snape Maltings, Framlingham Castle and Sutton Hoo, are all within a 10 mile radius; as is the coast with popular destinations such as Aldeburgh, Southwold and Walberswick.

Description

Number 59 is a charming two bedroom white brick terraced period cottage. The cottage is centrally located in the popular village of Wickham Market and would now benefit from general modernisation.

A wrought iron gate opens to the front garden where a brick paved pathway leads to the entrance porch. The front door opens into the sitting room which has a sash window overlooking the front garden and a brick built fireplace with oak bressummer. A door leads to the kitchen/dining room which has a window and a door to the rear garden. Here there are a range of wood fronted high and low-level cupboards with an inset stainless steel sink. There is also space and plumbing for a washing machine. A built-in airing cupboard houses the hot water cylinder and has slatted shelving. The gas-fired boiler is also located in the kitchen/dining room but this is not in working order and would need to be replaced. Currently there is gas to the property but it has been disconnected. A door provides access to the dry cellar which has previously been used as a dining room. It has red brick walls, a fireplace and a small window.

From the sitting room, stairs rise to the first floor landing. The principal bedroom is a generous size double with a sash window overlooking the front of the property. It benefits from a built-in cupboard/wardrobe with a rail and shelving. Here there is also a hatch which provides access to the loft. Bedroom two is a further double with a window to the rear. It has a small handwash basin and also a hatch providing access to the loft. The bathroom has red tiled walls, a handwash basin, panelled bath, WC and an obscured glazed window to the rear.

The Outside

The property is approached from the front via a wrought iron gate which opens into the cottage garden. To the rear of the cottage there is a garden enclosed by brick and flint walls. It has areas of lawn with a pathway leading to a brick outbuilding. The outbuilding is of brick and block construction under a pitch tiled roof and



has a door and a



small window.









59 High Street, Wickham Market

Approximate Gross Internal Area = 68.2 sq m / 734 sq ft

Cellar = 17.5 sq m / 188 sq ft

Total = 85.7 sq m / 922 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Gas-fired central heating, boiler currently not working. There is gas to the property but it has been disconnected.

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 (Copy available from the agents upon request).

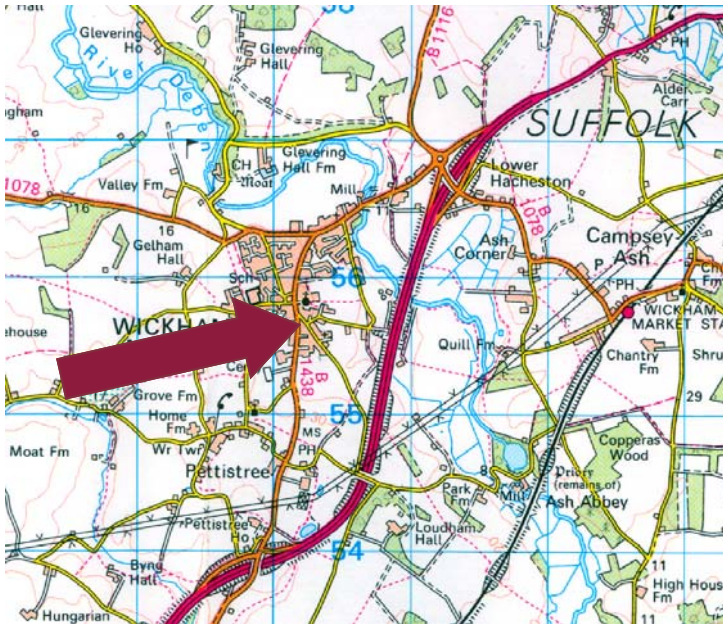
Council Tax Band B; £1,742.20 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk

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. The Property has previously suffered from Japanese Knotweed which had encroached from the neighbouring property(no 57), it has been fully eradicated, and there is an Insurance Backed Guarantee in place.
5. Gas-fired central heating, boiler currently not working. There is gas to the property but it has been disconnect.

October 2025



Directions

Leaving the agent's office in Framlingham heading southbound on Station Road, continue through the villages of Parham and Hacheston to Wickham Market. At the roundabout take your third exit towards Wickham Market. Continue up the High Street until you reach the Coop on the right hand side and the property will be found just opposite on the left hand side.

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