

*A spacious and recently decorated
one bedroom first floor flat in an
convenient central position close to
the Market Square Framlingham.*

Rent £700 pcm
Ref: R1208

14a Bridge Street
Framlingham
Woodbridge
Suffolk
IP13 9DP



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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Location

14a Bridge Street is situated in a prominent position within the centre of Framlingham. The town is best known locally for its fine Medieval Castle and benefits from an excellent variety of shops, a medical centre, public houses and restaurants.

The popular coastal town of Aldeburgh and the Snape Maltings Concert Hall, home to the Aldeburgh Festival, are within easy reach, some twelve miles to the east. The A12, which lies just five miles to the south, provides a direct link to Woodbridge, the county town of Ipswich and beyond to London, Cambridge and the Midlands (via the A14). Direct and branch line rail services run to London's Liverpool Street Station, via Ipswich from Campsea Ash, which is situated just beyond Wickham Market.

The Accommodation

Entering through partially glazed entrance door into

Entrance Hallway 9'10 x 8' (3m x 2.44m) (max).

A light and spacious entrance with stairs off to first floor. Night storage heater. Space for a desk or storage unit and door leading to the shared rear of the property with storage area for bins and a bicycle.

Stairs lead up to

First Floor

Landing

With smoke detector, fire alarm, electric heater and doors off to

Kitchen 10'2 x 9'6 (3.1m x 2.9m)

A good size room fitted with a range of base level kitchen units and with wood effect worksurface over inset with one and a half bowl stainless steel sink with mixer tap over. Space and plumbing for washing machine. Space for fridge freezer. Space for electric cooker with stainless steel extractor hood over. Hatch to attic. Recess ceiling mounted spotlights. Night storage heater.

A doorway from the kitchen leads through to the

Sitting Room 12' average x 11'9 average (3.66m x 3.58m)

A triangular shaped dual aspect room with excellent views towards the market hill and over the church beyond. With television aerial socket. Night storage heater and adequate space for a suite and small dining table.



Further doors from the landing lead to

Bedroom 13'2 x 9'5 (4.01m x 2.87m)

A further triangular shaped room but with adequate space for a double bed and associated bedroom furniture. Window overlooking the side of the property. Night storage heater. Cabinet containing wall mounted RCD.

A further door of the landing gives access to the

Airing Cupboard

Fitted with large Heatrae Sadia hot water tank with electric immersion and good range of partially slatted wooden shelves.

Bathroom

Fitted with new three piece suite in white comprising low flush WC, pedestal wash basin and bath with tongue and groove panelling set in fully tiled recess. Thermostatic brass separate shower over bath. Dimplex wall mounted fan heater. Mirror fronted medicine cabinet. Advent extractor fan. Recessed ceiling mounted spotlights. Chrome wall mounted towel rail. Glass and chrome wall mounted shelf. Two chrome wall mounted towel loops. Chrome framed wall mounted mirror with fluorescent shaver light over. Chrome toilet roll holder.

Important Note

- In addition to the rent, the tenant will pay £30 per calendar month towards water and sewerage at the property.



Services Mains water, sewerage and electricity. Night storage heating.

Council Tax Band A. £1,430.97 payable 2024/2025

Local Authority East Suffolk Council

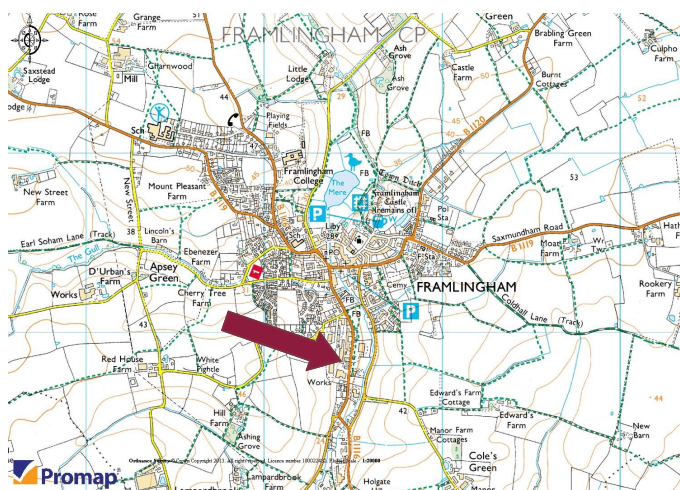
Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Viewings Strictly by appointment with the Agent.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

June 2024



Directions

From the Agents office turn right along Bridge Street and the property is located approximately 100 yards on the right hand side on the corner of Riverside.

For those using What3words app:
 ///narrowest.baseballs.hopes

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



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