

*A well presented two bedroom
semi-detached property situated in
the centre of the popular town of
Framlingham*

Rent £825 p.c.m
Ref: R2061

6 Station Road
Framlingham
Woodbridge
Suffolk
IP13 9DZ



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

The property is situated a short walk from the centre of the popular Market Town of Framlingham which is best known locally for its fine Medieval Castle and good choice of schooling with Framlingham College, Thomas Mills High School and Sir Robert Hitcham's CEVA Primary School all close at hand. The town also offers a good selection of shops, restaurants, a doctor's surgery, pharmacy and a variety of commercial facilities.

The County Town of Ipswich is about 18 miles to the south west with main line rail services to London's Liverpool Street Station taking just over the hour. The Heritage coast at Aldeburgh and Thorpeness is approximately 15 miles away.

The Accommodation

Ground Floor

Entering through a partially glazed UPVC door into

Sitting Room 14'10 x 11'8 (4.52m x 3.56m)

East. A good size light room with window to the front, heating controls, double panel radiator, TV aerial socket and telephone socket.

A door leads through to

Inner Lobby

With stairs off to the first floor and doors off to

Cloakroom

Fitted with low flush WC, pedestal wash basin, double panel radiator and extractor fan.

Kitchen / Dining Room 20'1 x 11' (max) (6.12m x 3.35m)

South & West. A spacious room with a range of newly fitted base and eye level kitchen units with roll top Formica worksurface over inset with a single bowl, single drainer stainless steel sink. Space and wiring for electric cooker with extractor hood above. Space and plumbing for dishwasher. Fitted cupboard housing the fuse board and further excellent size understairs cupboard providing useful storage. Space for good size table and chairs. Two double panel radiators and glazed door leading out to the rear.

Steps lead up to a

Utility Area/Alcove

With space and plumbing for washing machine, extractor fan and shelving.



Stairs from the inner lobby lead up to the

First Floor

Landing

With doors off to

Bedroom One 14'8 x 11'8 (4.47m x 3.56m)

East. An excellent size double bedroom with window to the front and double panel radiator.

Bedroom Two 11'4 x 8'2 (3.45m x 2.49m)

South & West. A small double or good size single bedroom with windows to the side and rear, double panel radiator and fitted storage cupboard.

Bathroom

Fitted with low flush WC, pedestal wash basin and plastic panel bath with mixer tap and shower attachment over and shower screen. Double panel radiator and extractor fan.



Outside

The property is accessed directly from the public footpath off Station Road with a paved pathway and steps leading up to the front door. A pathway and metal gate to the side of the property give access to the rear where there is a pleasant split level garden. There is a good size area of paving immediately adjoining the rear of the property and with steps leading up to the main area of garden with grassed areas, pathways and floral borders. There is a wooden shed available for use.

Important Notes:

- The neighbouring property, No.4 Station Road, has a right of way across the rear garden.
- There will be one allocated parking space available at Tomb House which is located approximately 100 yards from the property off Brook Lane.
- Please be aware this property suffered from water ingress during storm Babet in October 2023.

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

Council Tax Band B. £1,669.47 payable 2024/2025

Local Authority East Suffolk Council

Viewing Strictly by appointment with the agent.

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>

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.

July 2024



Directions

From the Agent's office, proceed along Station Road and number 6 will be found on the right hand side, shortly after Albert Road as identified by the Clarke & Simpson 'To Let' board.

For those using What3words app:
///ally.eager.trending



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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