

A newly refurbished three bedroom terraced property situated in a quiet residential area within walking distance of the town centre

Rent £950 p.c.m
Ref: R2423

70 Fairfield Crescent
Framlingham
Suffolk
IP13 9LB



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 located in a quiet residential area of Framlingham, within walking distance of all the town has to offer, including its medieval castle. This popular and historic town offers a variety of shops, businesses and cafes, and a Co-operative supermarket. The town also boasts a wide range of pubs and restaurants, as well as a doctors surgery, veterinary practice, pharmacy and library. There are also excellent schools in both the state and private sectors.

The town of Woodbridge, lying on the banks of the River Deben, is about 15 miles to the south and offers a further choice of shopping and schooling facilities, as well as recreational pursuits including sailing on the River Deben, golfing and excellent walks. The Heritage Coast at Aldeburgh is about 15 miles to the east and offers a further choice of recreational facilities. The county town of Ipswich, about 20 miles, benefits from railway links to London's Liverpool Street station which take just over the hour.

Ground Floor

Entering through a glazed UPVC front door into

Entrance Hallway

With doors off to

Cloakroom

Fitted with WC, wall mounted wash basin and radiator.

Kitchen/Dining Room 18' 8 x 15' 2 (max) (5.73m x 4.63m)

East. A spacious and light L-shaped room fitted with a range of base and wall kitchen units with formica roll top work surface over and single bowl, single drainer stainless steel sink. Indesit electric double oven and four ring hob. Space and plumbing for washing machine, space for under counter fridge. An excellent size dining area with space for table and chairs. Under stairs storage with fitted cupboards and shelving. Radiator and telephone socket.



A door leads through to the

Sitting Room 15' 7 x 10' 6 (4.78m x 3.23m)

West. A good size light room with large window and door giving access to the terrace. Radiator.



Stairs from the kitchen/dining room lead up to the

First Floor

Landing

With cupboard housing the boiler and electric immersion and with doors off to

Bedroom One 13' 4 x 8' 7 (4.08m x 2.65m)

East. A good size double bedroom with large window to the front, open fronted fitted hanging cupboard and radiator.

Bedroom Two 13' 7 x 8' 7 (4.17m x 2.65m)

West. A further good size double bedroom with window to the rear, open fronted fitted hanging cupboard and radiator.

Bedroom Three 10' 3 x 6' 7 (3.13m x 2.04m)

West. A single bedroom with fitted hanging cupboard and radiator.

Bathroom

Fitted with WC, pedestal wash basin and bath with fixed shower screen and electric shower over. Radiator.

Outside

To the front of the property and accessed via a wooden gate there is a small courtyard garden with paved seating area and path with steps leading to the front door. There is also a brick outbuilding for storage. To the rear of the property and accessed through the sitting room there is a terraced seating area and below are two integral single garages with parking in front.

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

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

Local Authority East Suffolk Council.

Viewings 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 in a southerly direction and take the first left turning into Fore Street. Take the next right into Fairfield Road, then take the second left into Fairfield Crescent, where the property will be found straight ahead. Parking is situated to the rear.

For those using What3words app:
///dent.stowing.slope



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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