

A recently improved one bedroom basement flat with parking and within walking distance of the town centre.

Rent £575 pcm
Ref: R1991

52a Station Road
Framlingham
Suffolk
IP13 9EE



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

52a is located along Station Road, within walking distance of the centre of Framlingham. The town boasts a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside, and amenities such as golf in nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). 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 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 Station, scheduled to take just over the hour.

The Accommodation

The property has steps down to a glazed front door.

Open Plan Living Area 11'3" x 17'10" (3.45m x 5.46m)

To the living area there is a double panelled radiator, BT and TV point. A cupboard housing the Worcester combi gas boiler with additional shelving and a further deep storage cupboard. Inset spotlights.

To the kitchen area there is a range of cream base units with black roll-top worksurface, inset stainless steel sink with mixer tap over. Space for a cooker and fridge freezer. Double panelled radiator.

From the living area there is a rear hallway with further base unit with worktop over. Space and plumbing for washing machine. Inset spotlights.



Bedroom 11'9" x 11'5" (3.597m x 3.485m)

With a range of built-in cupboards with hanging rails and shelving, together with a further in-built shelf with an opening cupboard above incorporating the electricity fuse board. Inset ceiling spotlights. Double panel radiator and window to the side elevation.

Bathroom

Comprising of a white bathroom suite with low level flush macerator toilet, pedestal wash hand basin and bath with mixer taps and shower hose. Heated towel rail and inset spotlights and extractor fan.



Outside

The courtyard area is enclosed by a fence and laid to gravel. Steps lead down to the entrance door. There is one allocated parking space for the property.

Services Mains water, sewerage and electricity. Gas fired central heating.

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

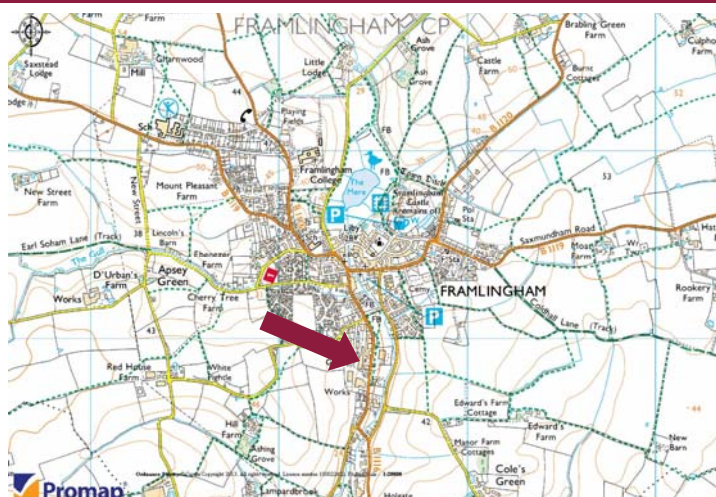
Local Authority East District Council

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>

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 in Well Close Square, proceed along Station Road, passing The Railway public house on your left and The Station public house on your right. Immediately opposite the Jet petrol station, turn right onto the private drive upon which the property has got a right of way. The property is located to the right and identified by a Clarke & Simpson 'To Let' board. At the top of driveway is where there is a single car parking space.

For those using What3words app:

/// author.moon.scribble

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			



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