

A spacious and well presented one bedroom single storey property situated in a prime location in the heart of Framlingham

Rent £750 p.c.m
Ref: R796A

9A Bridge Street
Framlingham
Woodbridge
Suffolk
IP13 9AJ



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

9A Bridge Street is located in the heart of Framlingham within walking distance Market Hill and local amenities.

The historic town of Framlingham is best known for its fine Medieval Castle and offers a wide variety of shops, businesses and cafes, which includes a Co-op supermarket. The town also boasts a wide range of pubs, restaurants and also a doctor's surgery, veterinary practice, pharmacy and library. There are also excellent schools in both the state and private sector.

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 Inter City rail links to London's Liverpool Street station which take just over the hour.

Description

The property was fully refurbished in 2024, to include a new kitchen, bathroom and flooring. Viewers should be made aware that the property suffered from water ingress during Storm Babet in 2023.

The Accommodation

Ground Floor

Entering through a partially glazed door into

Hallway

A light area with radiator, telephone point and doors giving access to the boiler cupboard housing the gas fired boiler and storage, and further storage cupboard. Further doors lead off to the

Kitchen 14'9 x 9'8 (4.49m x 2.94m)

South. A good size room fitted with a range of recently installed base and wall kitchen units with worksurface over, inset with a single drainer stainless steel sink. Space for electric oven with extractor hood above. Space and plumbing for washing machine. Space for fridge/freezer. Window to the front. Space for table and chairs. An open archway leads through to the

Sitting Room 14'9 x 10'7 (4.49m x 3.22m)

South and West. A further good size and light dual aspect room with full height windows overlooking the courtyard and adjoining river. Radiator and television point.





Bathroom

North. Fitted with WC, wash basin with vanity cupboard and bath with mixer taps and separate shower controls. Radiator, shaver socket and extractor fan.

Bedroom 14'9 x 11'1 (4.49m x 3.78m) (with additional entrance area)

South. A large and light double bedroom with to the front. Radiator. Large double door hanging cupboard with shelf and rail.

Outside

The property is approached via a shared pedestrian access adjacent to Calendars the Florist. A low level gate gives access to a pleasant enclosed south facing courtyard garden which extends along the front of the property and adjoins the River Ore.

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

Council Tax Band A; £1,497.94 payable 2025/2026

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 –

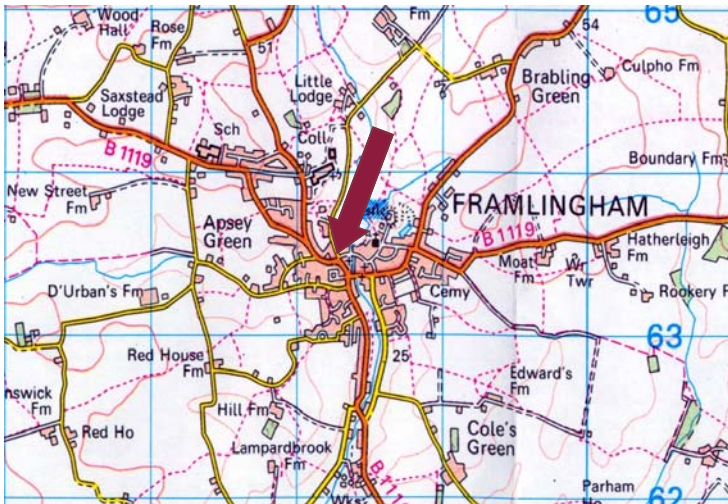
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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.

May 2025



Directions

From the Agent's office, turn right into Bridge Street and continue for approximately 100 yards. The property is situated on the left hand side immediately after the river and through the black iron gates. A paved pathway leads to the property, which is immediately in front of you.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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