

*A charming two bedroom semi-detached property situated close to the centre of the popular market town of Framlingham.*



## RENT

RENT: £950 p.c.m

REF: R2536

## Address

30 College Road  
Framlingham  
Woodbridge  
Suffolk  
IP13 9EP



Two bedroom end-terrace cottage with sitting room, fitted kitchen with appliances and modern ground floor bathroom. Two double first floor bedrooms. Rear garden with enclosed patio and seating area, lawn area beyond to include a garden shed. Small block-paved parking area.

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

## Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

30 College Road is located in the popular market town of Framlingham, within walking distance of town centre and just a short distance from the doctors surgery, Sir Robert Hitcham's CEVA Primary School & Nursery, Thomas Mills High School and Framlingham College. There is a good selection of independent shops and businesses within the town including cafés, restaurants, hairdressers, antique shops, a travel agency, nursery, vets and delicatessen. Framlingham is also home to the Crown Hotel and a Co-operative supermarket. In recent years Framlingham has often featured as the number one place to live in the country and is perhaps best known for its magnificent castle. Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from the town 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 nearby (10½ miles), and 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 easy access to 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, scheduled to take just over an hour.

## Ground Floor

Entering through a partially glazed UPVC door into

*Sitting Room* 13'2 x 11'9 (4.03m x 3.65m) (max)

A light and pleasant room with central fireplace housing a woodburning stove. Radiator and open doorway with step down into the

*Kitchen* 12' x 9' 1 (3.67m x 2.80m) (max into alcove)

Fitted with a range of base and wall cabinets and drawers with solid woodblock worksurface over, inset with a Butler style sink. Four ring ceramic hob with extractor hood over and integrated single oven below. Space for fridge freezer. Radiator. Large window to the side.



A stable style door leads through to the

## *Rear Entrance Hall*

With the stairs off to the first floor, door leading to the rear garden, radiator and coat hooks.

## *Bathroom*

Fitted with WC, wash basin with vanity cupboard below and bath with mixer taps and shower attachment, and separate electric shower. Heated towel rail and extractor fan.

Stairs from the rear hall lead up to the





**First Floor**

*Landing*

With doors off to

*Bedroom One* 13'5 x 12'5 (4.12m x 3.83m)

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

*Bedroom Two* 9' x 9' (2.77m x 2.77m)

A good size single or small double bedroom with window overlooking the rear garden. Radiator and cupboard housing the gas fired boiler.



**Outside**

To the front of the property, there is a blocked paved parking area with space for one small car. A pathway to the side and wooden gates give access to the rear garden, which can also be accessed from the rear hall. There is a paved area and beyond an area laid to grass with mature trees and large wooden storage shed. At the end of the garden there is a very pleasant paved seating area with fencing and corner flower bed.

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

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

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

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

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

*Viewing* 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.

*January 2026*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





## Directions

From Clarke & Simpson's office in Well Close Square proceed along College Road past the Primary School and the property will be found on the right hand side opposite the junction with Mount Pleasant.

For those using What3words app:  
///spend.spruced.glow



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