

*A spacious two bedroom second floor flat situated on the Market Hill in the centre of Framlingham*

Rent £750 p.c.m  
Ref: R3218WA

8D Market Hill  
Framlingham  
Woodbridge  
IP13 9AN



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

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 621200  
F: 01728 724667

And The London Office  
40 St James Street  
London SW1A 1NS

[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

## Location

The property is situated overlooking the Market Hill in Framlingham. The town is the focal point for many of the surrounding villages amidst the beautiful countryside of the Deben and Alde valleys, designated as section landscaped areas and provides an excellent range of local shopping, commercial and recreational facilities, together with excellent schools in both the public and private sectors.

The popular coastal town of Aldeburgh and the Snape Maltings Concert Hall, home to the Aldeburgh Festival, are within easy reach, some twelve miles to the east. The A12, which lies just five miles to the south, provides a direct link to Woodbridge, the county town of Ipswich and beyond to London, Cambridge and the Midlands (via the A14). Direct and branch line rail services run to London's Liverpool Street Station, via Ipswich from Campsea Ash, which is situated just beyond Wickham Market.

## The Accommodation

Access is via a communal hall and stairway leading to a private door giving access Flat 8D.

Entering through a solid wooden door into

### *Entrance Hallway*

With window, fuse board and door through to

### *Main Hallway*

With night storage heater, **airing cupboard** housing the hot water tank and shelving. Further doors leading off to

### *Bathroom*

Fitted with low flush WC, pedestal wash basin and bath with mixer tap and shower attachment over. Fan heater and extractor fan.

### *Bedroom One* 14'8 x 10'4 (max) (4.47m x 3.15m)

A spacious double bedroom with large sash window, fitted shelving, Dimplex storage heater and door through to **walk-in cupboard** providing useful storage with chrome hanging rail.

### *Bedroom Two* 10'10 x 8'7 (3.30m x 2.62m)

A smaller double bedroom with large sash window and electric heater.





***Sitting Room*** 13'5 x 11'10 (max) (4.09m x 3.61m)

A light and spacious living area with large sash window looking across the rooftops of Framlingham. Dimplex storage heater, telephone socket and TV aerial socket.

A door gives access to the

***Kitchen*** 13'9 x 5'8 (4.19m x 1.73m)

Fitted with a range of base level kitchen units with Formica roll top worksurface over inset with a single bowl single drainer stainless steel sink. Additional wall mounted shelving. Space and wiring for electric cooker. Space for under counter fridge. Space and plumbing for washing machine. Extractor fan and fan heater, large window looking over the rooftops of Framlingham.



***Outside***

There is no outside space or parking designated to the property, however, there are public car parks available

***Services*** Mains electricity, water and drainage connected. Electric Heating.

***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>

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

***Local Authority*** East Suffolk Council

***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**

## Directions

From the Agents office, proceed up Bridge Street towards the Market Hill and the communal entrance door will be situated on the right hand side of the archway leading to the Co-op supermarket.

For those using the What3Words app:

///dustbin.estuaries.dwelled

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	47   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.