



Framlingham, Suffolk

Offers Over £325,000

- Town centre location
- Utility & Cloakroom
- 3 Double bedrooms
- Off road Parking
- First floor sitting room
- Ensuite
- L-Shape Kitchen/diner
- Open Fireplace
- EPC - C

College Road, Framlingham

An excellent three storey town house with off road parking and large west facing first floor balcony situated in the centre of this sought after market town. The mid Suffolk market town of Framlingham can be traced to an entry in the Domesday Book (1086) The medieval Framlingham Castle is a major feature and tourist attraction for the area, along with its historic market place and eclectic range of buildings, variety of shops, cafes and restaurants. The town is home to the comprehensive secondary Thomas Mills High School and the independent school Framlingham College. The nearby town of Saxmundham (8 miles) has railway station and connects the A12. And the Suffolk Heritage Coast.



Council Tax Band: C



DESCRIPTION

An elegant modern three storey town house situated in the heart of Framlingham ideal for access to all the amenities of this popular and well served Suffolk market town. Set back from the road behind a small front garden with hedgerow the entrance to the property is below the archway leading to a hall, cloakroom and L-shaped fitted kitchen/dining room together with a utility room opening to the rear. On the first floor is a bedroom, bathroom and double aspect sitting room with open fireplace and French doors opening to a large deck enjoying a westerly aspect, ideal for alfresco dining. The second floor features two further double bedrooms, the principle bedroom having an ensuite shower room. To the rear is a raised garden with planting, seating area and timber garden shed.

ACCOMMODATION

ENTRANCE HALL

Staircase to first floor.

CLOAKROOM

White suite comprising hand basin and W.C. opaque double glazed window.

KITCHEN/DINING ROOM

Fitted with range of base and wall cupboards, work surfaces with 1 ½ bowl sink unit and mixer tap. Fitted Electric oven and hob with cooker hood over. Double glazed sash window to front elevation.

UTILTY ROOM

Fitted base cupboards, work surface and sink unit. Plumbing for washing machine and panel glazed door to rear.

FIRST FLOOR

LANDING

Window to rear. Staircase rising to second floor.

SITTING ROOM

Double glazed sash window to front with a view toward the Castle. Open fireplace with mantle and surround. French doors opening to:

BALCONY

Large west facing balcony.

BEDROOM

Double glazed sash window to front.

BATHROOM

White suite comprising panel bath mixer tap/hand held shower. Hand basin and W.C. Opaque double glazed window.

SECOND FLOOR

LANDING

BEDROOM

Dormer window with view toward the castle. Built in wardrobe.

ENSUITE

White suite comprising shower, hand basin and W.C. Roof light.

BEDROOM

Dormer window with view toward the castle. Roof light to rear.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C. Details can be obtained from the East Suffolk Council.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20460/RDB.

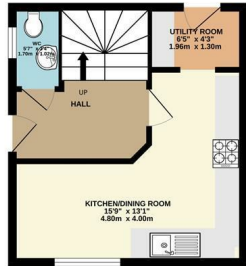
FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

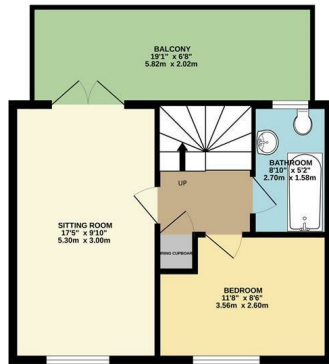




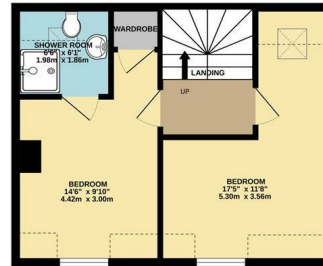
GROUND FLOOR
274 sq.ft. (25.4 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.

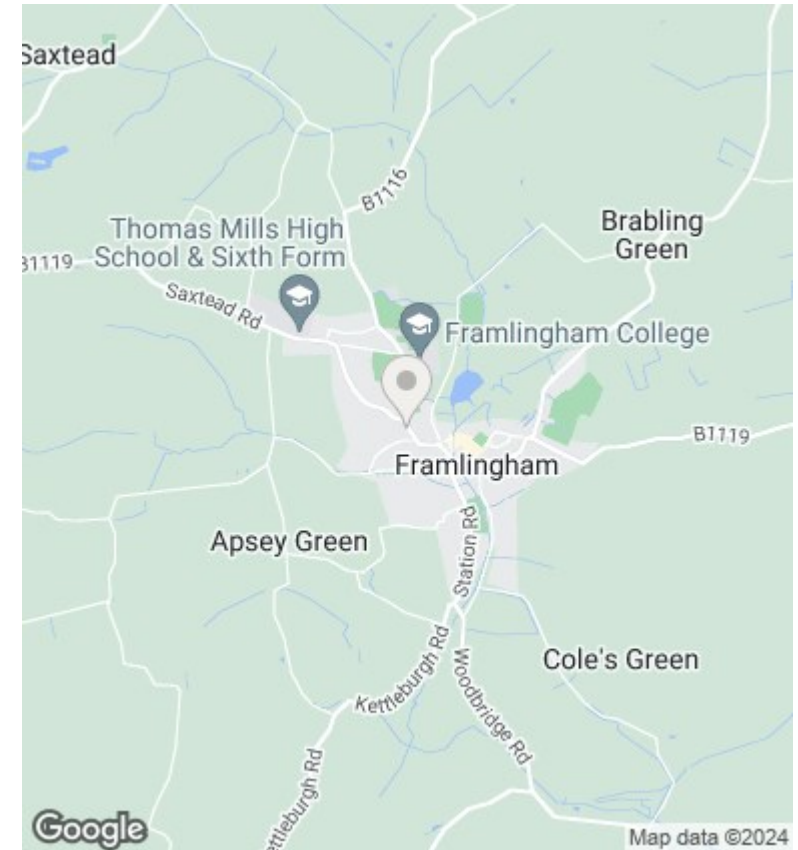


2ND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com