



Lark Cottage

4 Bridge Street, Framlingham, Suffolk IP13 9DP

ML Property are pleased to offer for sale this well presented 2 bedroom period cottage centrally located in the popular market town of Framlingham. The property which is offered with No Onward Chain benefits from extended accommodation on the ground floor.



£275,000



x2



x1



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at a glance

- Period 2 Bedroom mid terrace house
- Located in the centre of popular market town of Framlingham
- Extended ground floor accommodation
- Two Reception rooms
- Gas fired central heating
- Courtyard garden to the rear
- Offered with No Onward Chain
- Holiday let history and potential



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The property which has been well maintained by the current vendors affords the following accommodation - entrance hall, hallway area with an opening to the sitting room, inner hall, kitchen/dining area and a single storey additional reception room. On the first floor there are 2 bedrooms and a shower room.





outside

Externally the property benefits from a small courtyard garden laid to shingle with some raised flower beds. The property is further enhanced by gas fired central heating and is offered with No Onward Chain.

location

The lovely market town of Framlingham lies approximately 12 miles from the historic market town of Woodbridge and approximately 18 miles from the county town of Ipswich with its direct rail links into London Liverpool Street Station. Framlingham is a great town to explore and is full of excellent shops, cafes, restaurants and pubs with Market Hill being located in the town centre which hosts markets on a Saturday and Tuesday. Standing proudly atop the hill stands the magnificent 12th Century Framlingham Castle which is surrounded by The Mere which is a natural haven full of wildlife and is popular for walkers.



ground floor

Entrance Hall

Hall 1.70m (5'6") x 3.16m (10'4")

Sitting Room 2.92m (9'6") x 3.31m (10'10")

Inner Hall

Kitchen 2.24m (7'4") x 3.49m (11'5")

Dining Area 2.19m (7'2") x 3.39m (11'1")

Sitting Room 2.92m (9'6") x 3.89m (12'9")

first floor

Bedroom 2.84m (9'3") x 3.16m (10'4")

Bedroom 2.73 (8'11") x 2.89m (9'6")

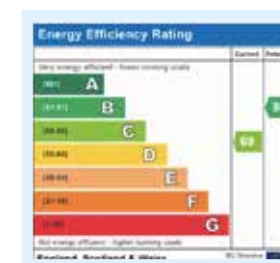
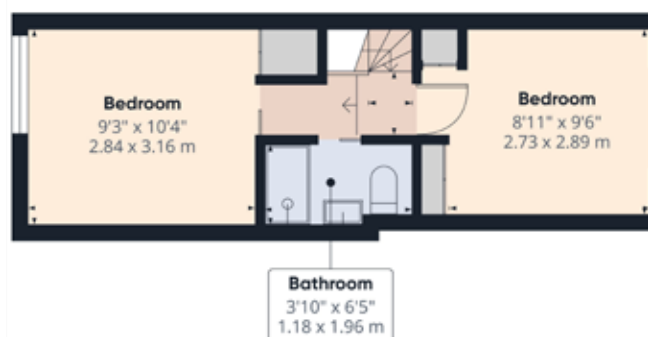
Bathroom 1.18m (3'10") x 1.96m (6'5")

services

Mains water, drainage and electricity. Heating is provided by a gas fired boiler serving radiators throughout.

Local Authority Mid Suffolk District Council. Council Tax Band B

See more information online. Material Information brochure below.



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.

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