



Kerrison Road, Framlingham, WOODBRIDGE, IP13 9FN

welcome to

Kerrison Road, Framlingham, WOODBRIDGE

PERFECT FOR FIRST TIME BUYERS A well-presented end-terraced property situated within walking distance to Framlingham Town Centre. The property benefits from a spacious kitchen/diner overlooking the enclosed garden, front aspect lounge, two bedrooms, family bathroom & off-road parking.

Location

The Market Hill is just a few minutes' walk from the property and here there are various shops and amenities including pubs, public houses and cafes. There is also a great choice of schooling including Sir Robert Hitcham's CEVA Primary School, Thomas Mills High School and Framlingham College.

Entrance Hall

Upon entering, the entrance hall welcomes you with sleek tiled flooring, combining modern style and practicality. A radiator to the left ensures warmth. Directly ahead, stairs lead to the first floor with a sophisticated handrail. Doors open into the lounge and cloakroom.

Cloakroom

A frosted glass window brightens the space, allowing light while maintaining privacy. The WC, hand wash basin with a tiled splashback, and wall-mounted radiator ensure warmth and comfort, making it ideal for guests and everyday use.

Lounge

A front-facing window fills the space with natural light. The laminate flooring adds modern sophistication, while the under stairs cupboard offers ample storage. A well-placed radiator ensures year-round warmth, making it perfect for relaxing or entertaining.

Kitchen/Dining Room

This inviting kitchen and dining area seamlessly blends functionality and style. Bathed in natural light from a window and French doors to the rear garden, it features spacious matching wall and base units for ample storage. At its heart is a modern stainless

steel sink with sleek mixer taps, a gas hob with an electric oven, and a practical extractor hood. The tiled flooring adds sophistication and is easy to maintain. Designed for convenience, it offers space for a washing machine, fridge freezer, and other appliances, with a discreetly housed boiler ensuring cosiness and efficiency.

Landing

Access to the loft, doors to bedrooms and bathroom.

Bedroom One

Spacious double bedroom with front-facing windows for natural light. Includes a radiator for warmth and a built-in cupboard over the stairs for ample storage.

Bedroom Two

Another spacious bedroom with ample natural light from a rear window, offering a peaceful outdoor view. A well-placed radiator keeps it cosy during cooler months.

Family Bathroom

Natural light filters through a frosted glass window to the side aspect. The centerpiece is a sleek bath with a glass screen and overhead shower, complemented by contemporary mixer taps. Also featured is a WC and hand wash basin with chrome taps, enhanced by a tiled splashback. A radiator provides warmth, while an extractor fan ensures freshness.





Outside

This property is accessed via a welcoming path leading straight to the front door. At the back, you'll find ample off-road parking space, accommodating several vehicles with ease. The rear garden offers a tranquil retreat with an enclosed, mostly patio area, perfect for outdoor relaxation and entertaining. A gate provides easy access to the parking area, ensuring both convenience and privacy.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/FLH105783



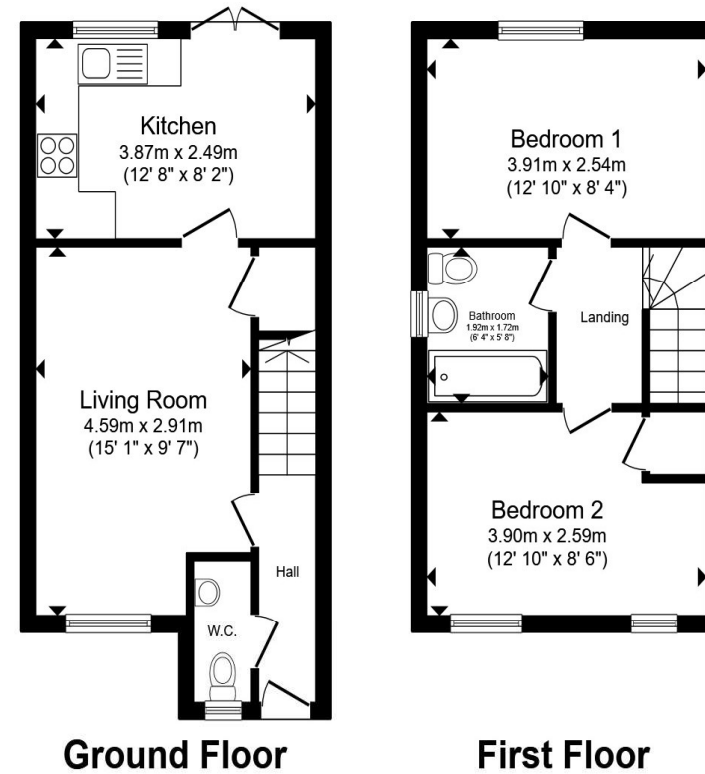
welcome to

**Kerrison Road, Framlingham,
WOODBIDGE**

- End Terraced Property
- Off Road Parking
- Well Presented Throughout
- Enclosed Rear Garden
- Cloakroom & Family Bathroom

Tenure: Freehold EPC Rating: B
Council Tax Band: B

offers in the region of
£245,000



Total floor area 59.0 m² (635 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/FLH105783



Property Ref:
FLH105783 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01728 723923



Framlingham@williamhbrown.co.uk



26 Market Hill, Framlingham, WOODBRIDGE,
Suffolk, IP13 9AN



williamhbrown.co.uk