Chartered Surveyors / Estate Agents

Clarke & Simpson

A well presented two bedroom end terrace property situated within walking distance of the Market Hill. Driveway parking, gardens and large storage sheds.

Rent: £890 PCM

Ref: R1084A

11 Surrey Close
Framlingham
Suffolk
IP13 9SJ



A well presented end of terrace house comprising, entrance hallway, sitting/dining room, kitchen.
Two bedrooms and family bathroom Driveway parking, cartlodge and enclosed gardens with storage shed.

To let unfurnished on an Assured Periodic Tenancy

Clarke & Simpson
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Location

11 Surrey Close is situated on the popular Castle Brooks development within walking distance of the busy Market Square. This historic town is best known for its fine Medieval Castle and offers a wide variety of shops, businesses and cafes. The town also boasts a wide range of pubs & restaurants, including Watson & Walpole (listed in the Michelin Guide in Suffolk), a doctor's surgery, veterinary practice, pharmacy and library. There are also excellent schools in both the state and private sector.

The town of Woodbridge, lying on the banks of the River Deben, is about 15 miles to the south and offers a further choice of shopping and schooling facilities as well as recreational pursuits including sailing on the River Deben, golfing and excellent walks. The Heritage Coast at Aldeburgh is about 15 miles to the east and offers a further choice of recreational facilities. The County Town of Ipswich, about 20 miles, benefits from Inter City rail links to London's Liverpool Street station which take just over the hour.

The Accommodation

Entering through partially glazed door into the entrance hall.

Hallway

With double panel radiator, Honeywell heating controls, fuse board and wall mounted coat hooks.

Kitchen 9'2" x 5'9" (2.79 x 1.75)

Fitted with a good range of base and eye level kitchen units with roll top formica work over, inset with a single drainer stainless steel sink with mixer tap. Space for washing machine. Space for fridge freezer. Cannon double electric oven with four ring hob over and extractor hood above. Wall mounted gas fired boiler and window overlooking the front of the property.

Sitting/Dining Room max (max)

A spacious and light room with large window and door giving access to the rear garden. Double panel radiator, television socket, TV aerial socket and satellite lead in. A door gives access to the under stairs storage cupboard.

Stairs from entrance hallway lead up to the

First Floor

Landing

With hatch to attic, smoke detector and doors off to

Bedroom One 12'0" x 8'10" (3.65 x 2.7)

A good size double bedroom with window looking over the rear of the property with views towards the Church. Single panel radiator and door giving access to the fitted hanging cupboard.

Bedroom Two 8'5" x 8'2" (2.56 x 2.5)

A good size single bedroom with double panel radiator and a door giving access to a large fitted storage cupboard.

Bathroom

Fully tiled and fitted with low flush WC, pedestal wash hand basin and plastic panelled bath in white with mixer taps and shower attachment over. Heated towel rail, mirror fronted medicine cabinet and extractor fan.





Outside

To the front of the property there is a paved parking area which leads to covered carport providing parking for at least two cars. A pathway leads around to the side of the property where there is a good size shed available for use. The path continues around the rear to the main area of garden which is predominantly laid to grass and enclosed by high level wooden fencing, with concrete steps leading up to the rear door. At the far end of the garden there is a further storage shed which is also available for use.

Adjoining the front of the property there is an outside storage cupboard which contains the meter boxes.

Services

Mains electricity, gas, 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 Coverage

To check the Mobile Phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

Council Tax

Band B £1,889.63 payable 2026/2027

Local Authority

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

Tenancy

To let unfurnished on an Assured Periodic Tenancy at the rent of £890 per calendar month.

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 the 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.

13th November 2026



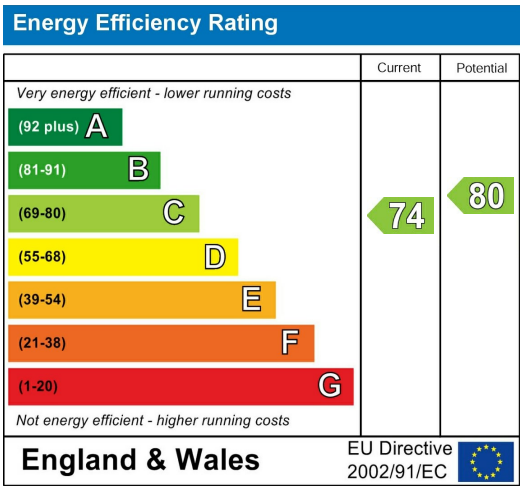
Directions

From the Agent's office proceed south along Station Road taking the right hand turning into Brook Lane, almost opposite The Railway public house. Take the first turning left into the Castlebrooks development, and continue for approximately 200 yards turning left into Surrey Close. After approximately 50 yards, bear left and the property is situated a short distance in the far right hand corner. When using What3words : //marriage.toasters.belonging









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