

A two bedroom semi-detached unfurnished cottage having been recently improved and situated close to the village centre.



RENT

£900 PCM

Ref: R3088

Address

56 Border Cott Lane
Wickham Market
Woodbridge
IP13 0EZ



A semi-detached cottage comprising; Entrance lobby, sitting room, dining room, ground floor bathroom and kitchen. Two first floor bedrooms. Parking in the lay-by to the front and garden with brick store and shed to the side.

To let unfurnished on an Assured Periodic Tenancy

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

56 Border Cott Lane is located within the popular and well regarded village of Wickham Market, only a short walk from the centre. Wickham Market is ideally located between Woodbridge, Framlingham and the Suffolk Heritage Coast. It offers a range of businesses, shops including a Co-operative supermarket, The George public house, restaurants, a health centre, library and primary school. There are regular bus services to Woodbridge and on to Ipswich. The village is also within the Thomas Mills High School catchment area for secondary schooling.

Wickham Market is conveniently situated for access to the A12 and the railway station at Campsea Ashe, which provides a connecting service to London via Ipswich. Attractions in this area include Framlingham and Orford Castles, the waterfront and Tide Mill at Woodbridge and the seaside towns of Aldeburgh and Southwold. The world famous Snape Maltings Concert Hall lies within convenient reach by car, and there are nature reserves at Minsmere, Havergate Island and Shingle Street.

The Accommodation

Ground Floor

The property is entered through the front door into an internal porch which has a brick floor and a further dooring leading into:

Sitting Room 12'3" x 11'8" (3.74 x 3.56)

Dual-aspect windows provide plenty of natural light. An ornate brick fireplace with a hearth creates an attractive focal point, complemented by inset shelving, a radiator, and a wall-mounted light. An archway leads through to the

Kitchen 7'6" x 8'0" (2.31 x 2.44)

A newly fitted kitchen featuring a range of wall and base units with a dark rolltop work surface. The room benefits from an integrated stainless steel sink with mixer tap, space and plumbing for a washing machine (included), and space for a fridge freezer. A freestanding electric cooker is also included. There is a window to the side elevation and a back door providing access to the garden.

Dining Room 10'10" x 8'2" (3.32 x 2.50)

With window to rear elevation. Wall mounted radiator

A further door from the sitting room leads into a lobby, which has space and hooks for coats. A further door leads into the

Ground Floor Bathroom

Fitted with a modern white suite comprising a panelled bath with mixer shower over and glazed shower screen, pedestal wash hand basin, and low-level WC. Radiator, extractor fan, and an obscure-glazed window providing natural light and ventilation.



First Floor

From the Sitting Room a staircase leads to the first floor and landing area where a cupboard houses the hot water tank and controls.

Bedroom One 10'5" x 12'4" (3.18 x 3.78)

A double bedroom with restricted height to one side. Dual aspect windows. Wall mounted radiator.

Bedroom Two 6'7" x 6'10" (2.03 x 2.10)

A single bedroom with window to front elevation. Wall mounted radiator. Cupboard housing electricity meter. Loft hatch.

Outside

The front of the property has a small step down to the front door and area of mature shrubs. The parking is to the front of the property in a private lay-by. To the side of the property is an cottage style garden with brick store and shed. Small patio area to the rear.



Viewing Strictly by appointment with the agent.

Services Mains water, private sewerage, electricity. Oil 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 Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

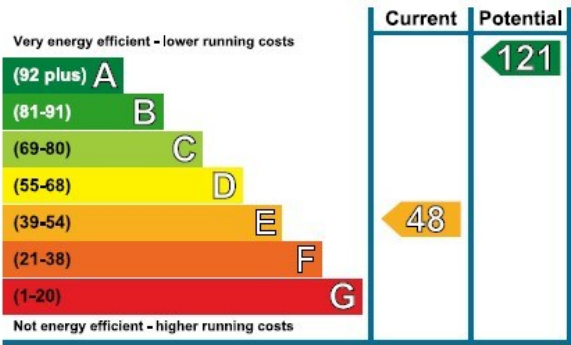
EPC Rating = (Copy available from the agents upon request).

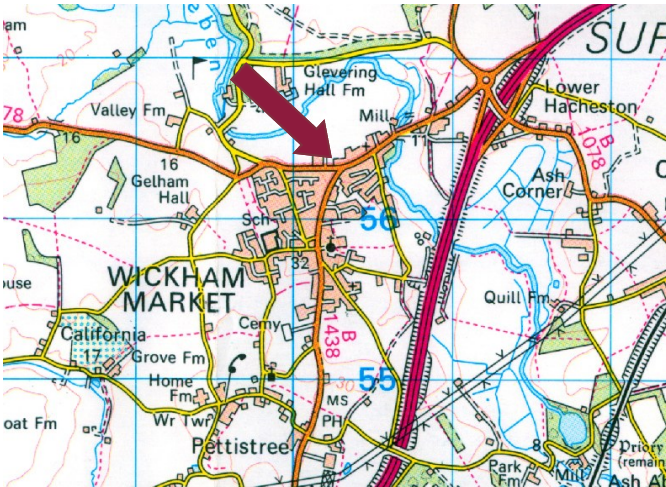
Council Tax Band B £1,836.85 payable per annum 2026/2027

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

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.

July 2026





Directions

From Woodbridge, proceeding in a northerly direction on the A12, take the B1078 exit signposted to Framlingham and Wickham Market. Turn left at the junction and left again at the roundabout. Proceed into the village, until you reach Border Cott Lane on the right. Turn right here and the property will be found on the left hand side, just before the turning for Broad Road.

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