Chartered Surveyors / Estate Agents

Clarke & Simpson

A modern and stylish two bedroom mid-terrace property situated in a quiet location in the historic town of Framlingham. Allocated parking, enclosed courtyard and communal gardens.

Rent: £950 PCM

Ref: R880

5 Maulden's Mill
Framlingham
Suffolk
IP13 9GB



A modern and stylish two bedroom mid-terrace property situated in a quiet location.
Entrance hall, sitting room, kitchen/dining room, utility & cloakroom.
Two double bedrooms, both en-suite.
Enclosed front courtyard. Allocated parking.

To let unfurnished on an Assured Periodic Tenancy

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Location

The property is situated within the popular and sought after small development of Mauldens Mill which is situated just off the Market Square within the popular historic town of Framlingham. Framlingham is best known locally for its fine Medieval Castle and good choice of schooling with Framlingham College, Thomas Mills High School and Sir Robert Hitchams CEVA Primary School all close at hand. The town also offers a good selection of shops, restaurants and a variety of commercial facilities.

The County Town of Ipswich is about 18 miles to the south west with main line rail services to London's Liverpool Street Station taking just over the hour. The Heritage coast at Aldeburgh and Thorpeness is approximately 15 miles away.

The Accommodation

Ground Floor

The property is accessed via a covered porch and a partially glazed entrance door which gives access to the

Entrance Hall

With built-in shelved cupboard, recessed lighting and radiator, and stairs leading to the first floor. A glazed door gives access to the

Sitting Room 17'11" x 9'4" (5.46 x 2.84)

With patio doors to the enclosed courtyard garden to the front of the property. Radiator, telephone point, wall lights and display fireplace and timber shelf. TV point.

Kitchen/Breakfast Room 14'10" x 7'0" (4.52 x 2.13)

Fitted with an impressive range of timber base and eye level units with integral fridge/freezer and compact dishwasher. Butler style sink with taps over. Built-in Brandt electric oven with gas hob over and Brandt extractor fan above. Radiator. Space for a dining table and chairs. From the hallway there is a large built-in under stairs storage and a door leading to the

Cloakroom/Utility Room

With low flush WC, pedestal wash hand basin, and shaver point. Work surface with plumbing for washing machine and space for tumble dryer. Single high level cupboard. Worcester gas fired boiler and heating controls. Extractor fan. Recessed lighting. From the hall, stairs lead to the

First Floor

Landing with east facing skylight and radiator and door off to

Bedroom One 14'11" x 10'9" (4.54 x 3.27)

A large double bedroom with glazed door leading to a decked balcony with views across the communal landscaped garden area and the River Ore. Large built-in wardrobe, radiator and TV point. Door leading into the

En-Suite Shower Room

With low flush WC, pedestal hand wash basin, double sized shower with Triton Victorian style overhead shower. Wall lights. East facing skylight. Wall mounted radiator/towel rail.

Bedroom Two 11'2" x 9'5" (3.4 x 2.87)

A further double bedroom with built-in double wardrobe which is partially shelved. Radiator. Loft hatch and door to

En-Suite Bathroom

With skylight, low flush WC and pedestal hand wash basin. Bath in tiled surround with Victorian style mixer tap and shower fitting. Shaver point. Extractor fan. Wall lights. Wall mounted radiator/towel rail. Door to fitted cupboard.

Outside

The property benefits from a west facing front patio which measures approximately 11' x 9' (3.35m x 2.74m) plus an area with a variety of shrubs. It is bordered by a brick wall with trellis above. Outside tap. There is a communal garden area within the central courtyard of Mauldens Mill. There is a designated parking space at the entrance to Tanyards Court.

Services

Mains water, electricity, gas, 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 D £2,429.53 payable 2026/2027

Local Authority

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

Tenancy Term

To let unfurnished on an Assured Periodic Tenancy at the rent of £950 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



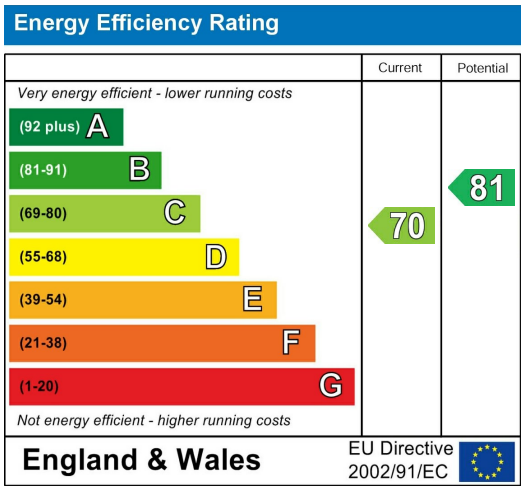
Directions

From the Agent's office in Well Close Square, proceed up Bridge Street and the Mauldens Mill development is situated on the left-hand side shortly before crossing the river. The designated parking space will be found on the right-hand side of the entrance to Tanyards Court and after crossing the footbridge, the property is situated directly in front of you. There is a separate, secure pedestrian access to the complex which is situated further along Bridge Street, just past the florist's shop. For those using the What3Words app: ///adding.skimmers.jokes









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