Chartered Surveyors / Estate Agents

Clarke & Simpson

5 Station Terrace, Framlingham, Woodbridge, IP13 9EF

A delightful two bedroom terraced Victorian cottage situated along an unmade track within walking distance of the centre of Framlingham.

Guide Price £220,000 Freehold

P7977MC

Summary

Kitchen, dining room, sitting room, conservatory and bathroom.
Two first floor bedrooms.
East and west facing courtyard gardens.

Location

The property is situated on Station Terrace which is an unmade track within walking distance of the centre of Framlingham. Close by is the sought-after public house, The Station Hotel. This historic town is best known for its fine medieval castle and offers a wide variety of shops, businesses and cafes, which includes a Co-operative supermarket. The town also boasts a wide range of pubs, restaurants and also a doctors' surgery, veterinary practice, pharmacy and library. There are also excellent schools in both the state and private sectors. 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 intercity railway links to London's Liverpool Street station which take just over the hour.

Description

Number 5 Station Terrace is a brick terraced cottage under a tiled roof, believed to date from the Victorian era. It offers particularly impressive downstairs accommodation with two double bedrooms and a decked terrace. The cottage benefits from gas-fired central heating and as well as an east facing terrace, there is also a small west facing garden to the front.

A stable style door provides access to the hallway. A door leads through to the kitchen which has a window to the side and is fitted with a range of low-level wall units, incorporating an integrated sink and dishwasher, together with an under-counter fridge. There is also a gas oven with a four-ring gas hob and Neff extractor hood above. The dining area has a window to the front and features a blocked brick fireplace. There is also a built-in cupboard housing the washing machine and tumble dryer. A door leads through to the sitting room which has an internal east facing window to the conservatory and features an original cast iron fireplace. A partially glazed door leads through to the conservatory which is of UPVC construction with timber floorboards. From here, French doors lead out to the east facing terraced garden. From the entrance hall, a door leads through to the bathroom which has an obscured glazed window to the side and comprises a freestanding bath with shower attachment over and tiled surround, WC and marble handwash basin.

From the dining area, stairs rise to the first-floor landing which provides access to both bedrooms. Bedroom one is a double bedroom with a window overlooking the rear of the property and has whitewash floorboards. Bedroom two is a further double bedroom with a window to the front of the property. It also has whitewash floorboards and houses the built-in airing cupboard which contains the hot water cylinder and gas combi boiler.

Outside

There is no associated parking with the property but the vendors and other occupiers of the properties along Station Terrace have informally always used the shingled area on the left-hand side of the track for parking. Further on-road parking can be found on Victoria Mill Road.

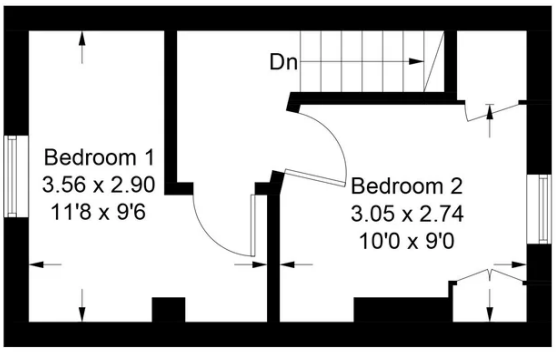
A short walk along Station Terrace brings you to number 5, where a low-level brick wall separates the cottage from the track and steps lead down to the entrance. The front west facing courtyard is interspersed with shrubs and trees.

The east-facing rear terrace is accessed via French doors from the conservatory and is fully enclosed by timber fencing.

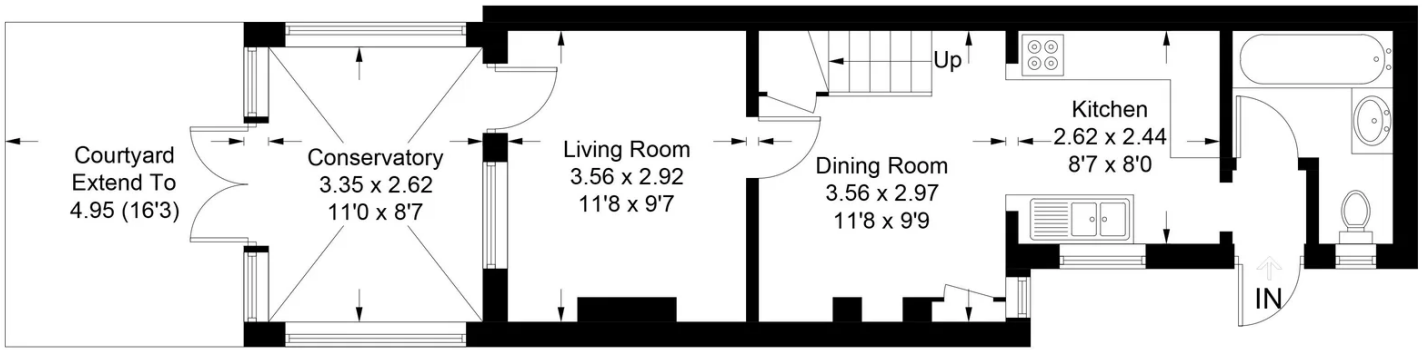
SERVIS

5 Station Terrace, Framlingham

Approximate Gross Internal Area = 65.2 sq m / 702 sq ft



First Floor



Ground Floor

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Produced for Clarke and Simpson

Directions
From Clarke and Simpson's office in Well Close Square proceed along Albert Place onto Station Road passing the Railway Inn on the left-hand side. Upon coming to the Station Hotel turn right onto Victoria Mill Road. A short way along on the left is Station Terrace. We recommend that interested parties park at the end of Station Terrace or on Victoria Mill Road and walk along the track to number 5.

For those using the What3Words app: ///moderated.pursuit.upper

Viewing Strictly by appointment with the agent.

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

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

Council Tax Band B: £1,889.63 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

September 2026

Clarke & Simpson

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