Chartered Surveyors / Estate Agents

Clarke & Simpson









First Floor Flat, 19B Bridge Street, Framlingham, Suffolk IP13 9AJ

A characterful, first floor two-bedroom flat located in the centre of the popular market town of Framlingham.

Guide Price £175,000 Leasehold

P8012/19B/C

Summary

Entrance hall, kitchen, sitting/dining room, two double bedrooms and bathroom.
Courtyard garden.

Location

The first floor flat, 19B, is situated in the heart of Framlingham on Bridge Street just of the Market Hill. Framlingham is perhaps best known for its magnificent castle and boasts a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel, and a Co-operative supermarket. Off the Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded, and Thomas Mills High School is considered one of the best state schools in the area. There is also Framlingham College, which is served by its prep school at Brandeston Hall some 5 miles away. Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from the town into the surrounding countryside, and amenities, such as golf, in the nearby locations of Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). There is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies, with popular destinations such as Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street Station, scheduled to take just over the hour.

Description

19B is a first-floor flat forming part of 19 Bridge Street which is a Grade II Listed timber framed building with rendered and brick elevations. The flat and building itself has undergone a part refurbishment programme and is well presented with a newly fitted kitchen and shower room.

Clarke and Simpson's Letting's team believe that should someone purchase as an investment, the flat will let for approximately £950 per calendar month.



The flat is accessed from the rear of the building, where a door opens into the entrance hall and stairs rise to the first-floor landing. From here, access is to the kitchen, sitting/dining room, bedrooms and bathroom. The kitchen has a window to the side overlooking the street scene and towards the Market Hill. It has recently been refitted with a stylish range of high and low-level wall units together with an inset sink. There is also space and plumbing for a washing machine, along with space for an oven and fridge freezer. The sitting/dining room features exposed ceiling and wall timbers and has a window overlooking Bridge Street. A door opens into a useful storage cupboard which also has a window to the front. Bedroom one is a double with exposed beams and a window overlooking the Meeting House gardens and towards the Market Hill. Bedroom two is a further double bedroom with a window to the front. The shower room has recently been refitted and has an obscured-glazed window to the rear. It comprises a walk-in shower with tiled surround, WC, hand wash basin, heated towel rail and extractor fan. Also accessed from the landing is an airing cupboard housing the hot water cylinder.

Outside

There is an area of common patio and the exclusive courtyard garden area. There is access via the rear of the flat over the Meeting House's front garden to Bridge Street. (As well as the floorplan within these particulars, the agents have a plan which can be made available to interested parties showing the division of the garden with the neighbouring flat).















Directions
From Clarke and Simpson's office in Well Close Square proceed towards Market Hill on Bridge Street. Having passed Callendar's Florist on the left hand side, number 19 will be found a short way along on the left.

For those using the What3Words app: ///directly.guarding.whisker

Viewing Strictly by appointment with the agent.

Services Mains electricity, drainage and water. Electric heaters.

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

Terms of the Lease – 19B is leasehold and will be sold with a new 999 year lease. There is no ground rent. The owner 19B will be responsible for 50% of the upkeep of the building which includes the main structure, roof, foundations and shared garden area. They will also be responsible for reimbursing the freeholder 50% of the buildings insurance premium. The owner of 19B will be responsible for internal non-structural alterations and repairing/changing windows, which require both the freeholders consent and any planning/Listed building consents. As well as the first floor flat, 19B, the ground floor flat, 19A is also being sold. Upon sale each flat will be given a 50% of the share of freehold.

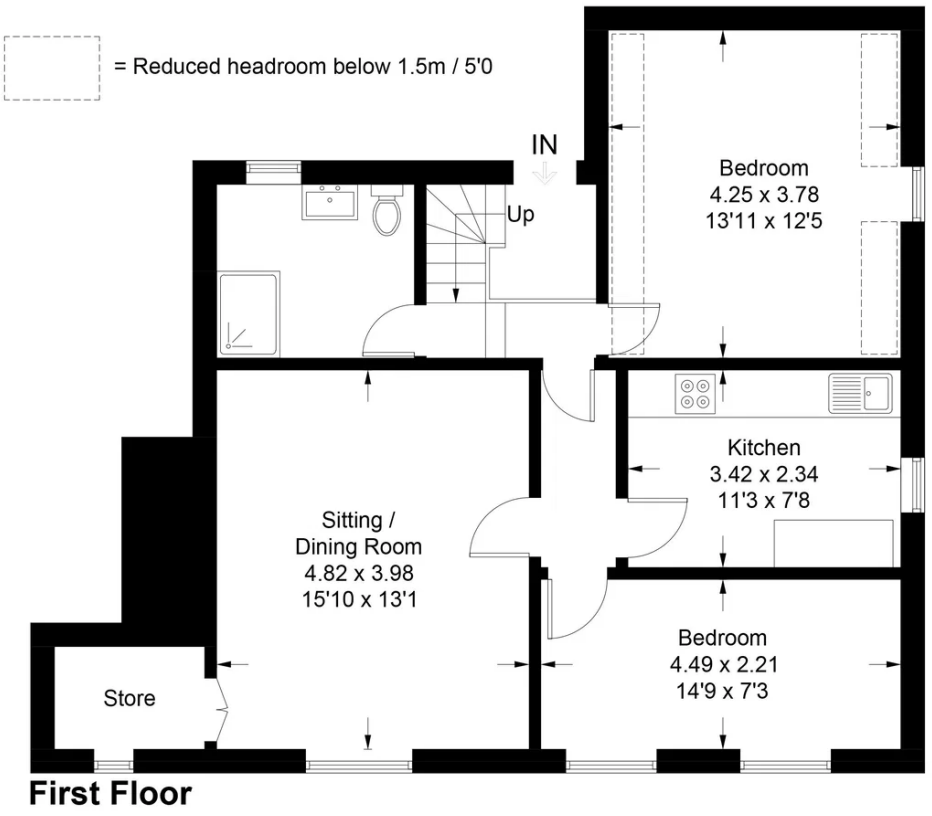
EPC Rating = D (Copy available from the agents upon request).

Council Tax Band A: £1,619.69 payable per annum 2026/2027

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

19B Bridge Street, Framlingham

Approximate Gross Internal Area = 72.4 sq m / 779 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1344902)

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.

November 2026



Clarke & Simpson

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