

A well presented one-bedroom first floor apartment located on the edge of the Prospect Place development, within walking distance of the centre of Framlingham.



Guide Price

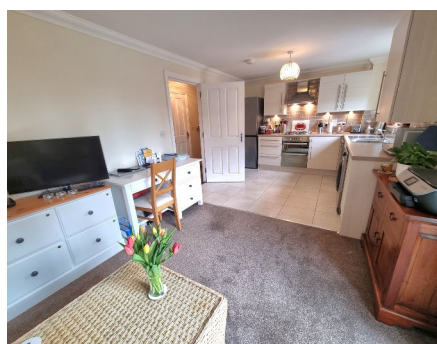
£150,000

Leasehold

Ref: P7532/B

Address

6 Bibbys Way
Framlingham
Woodbridge
Suffolk
IP13 9FD



Communal entrance hall, private landing and entrance.

Open plan living/kitchen/dining room.

One double bedroom and family bathroom.

One allocated parking space.

No onward chain.

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

The property is located in Bibbys Way, which forms part of the Prospect Place development by Hopkins Homes to the south of the market town of Framlingham. Framlingham benefits from a Co-op supermarket and a number of businesses, including shops, cafes, pubs, restaurants and a library. The town has highly regarded primary and senior schools, both within easy walking distance, and is best known for its medieval castle. 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, scheduled to take just over an hour. There are lovely walks from Framlingham into the surrounding countryside and amenities such as golf in the nearby locations of Creetingham (6 miles), Woodbridge (12 miles), Bury St Edmunds (34 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).

Description

6 Bibbys Way is a well presented one-bedroom first floor apartment, forming part of the development known as Prospect Place which was built by the renowned Hopkins Homes Developers in 2017.

This property would suit a first time buyer or is ideal for investment purposes and is being sold with the remainder of a ten-year NHBC warranty.

The accommodation comprises a communal entrance hall on the ground floor with stairs to the first floor private landing with a private entrance to number six. The entrance hall has a built-in storage cupboard and a door off to the open plan living/kitchen/dining room with casement window to the front and doors with a Juliet balcony. A light room with pendant lighting and radiators. The kitchen area has a matching range of fitted wall and base units with rolltop work surface incorporating a one and a half bowl single drainer sink unit with mixer tap over and tiled splashback. Wall-mounted Ideal Combi gas-fired boiler. Space and plumbing for washing machine, space for further appliance and space for fridge/freezer. There is currently a fridge/freezer, dishwasher and washing machine that are available by separate negotiation and are available with the remainder of a 1 year warranty that commenced in August 2025. Four-ring gas hob with electric oven and grill under and stainless steel extractor hood over. Ceramic tiled flooring. A door leads from the hall to the bedroom with window to the rear and built-in single wardrobe with hanging rail and shelf above, wall-mounted radiator and pendant lighting. A further door leads from the hall into the bathroom with a obscure window to the rear and partially tiled. Comprising a panelled bath with mixer tap over and shower attachment, close coupled WC, pedestal hand wash basin with mixer tap, extractor fan, shaver point, radiator, ceiling mounted spot lights and wood effect flooring.

The apartment benefits from gas fired central heating, double glazing and has recently had new carpets fitted throughout, making this an ideal property to move straight into.

Outside

A paved pathway leads to a partially glazed main entrance door with intercom system providing access to the entrance lobby. The lobby houses a letter box and meter cupboard for the property. To the rear of the property is the communal parking area. Here there is one designated leasehold parking space (along with the communal visitor spaces), a communal bin store and bicycle store.

Terms

The property is being sold as leasehold with the remainder of 125 year lease, which commenced on 1st January 2016.

The annual service charge for 2026 is £739.80.

The estate charge for 2026 is £128.95.

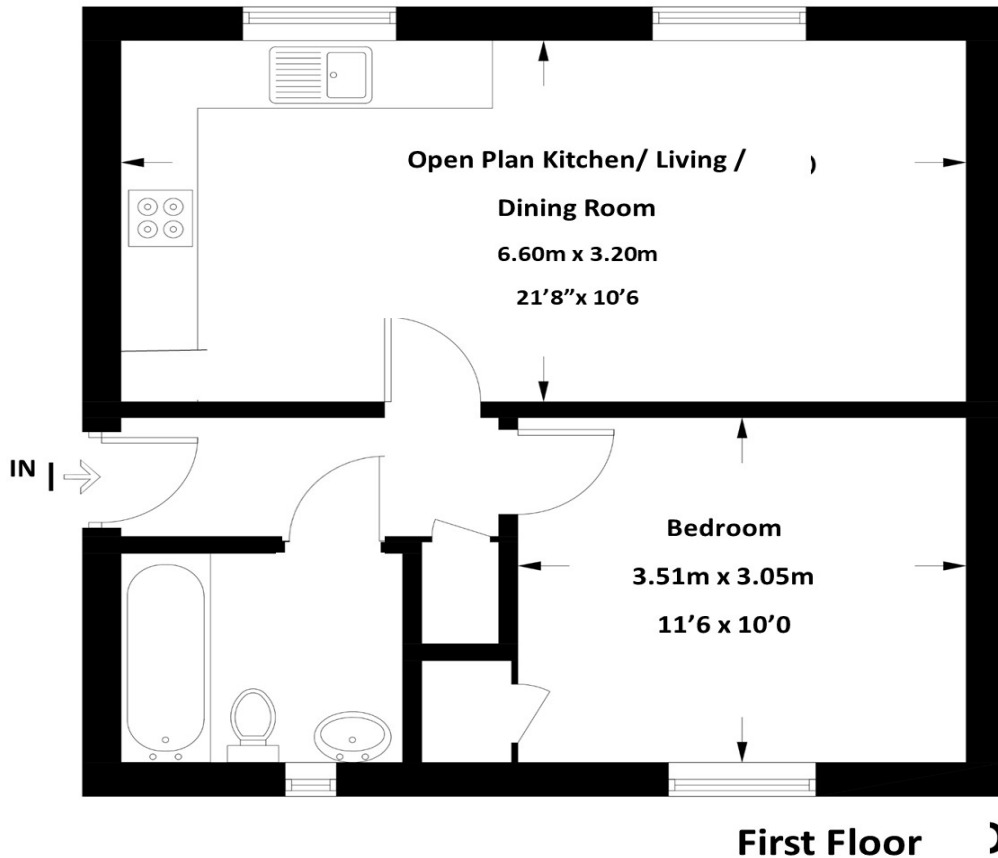
The ground rent charge for 2026 is £115.00.





6 Bibbys Way, Framlingham

Approximate Gross Internal Area = 42.4sqm / 456 sq ft



For identification purposes only. Not to scale.

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

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 B = (Copy available from the agent.)

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

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.

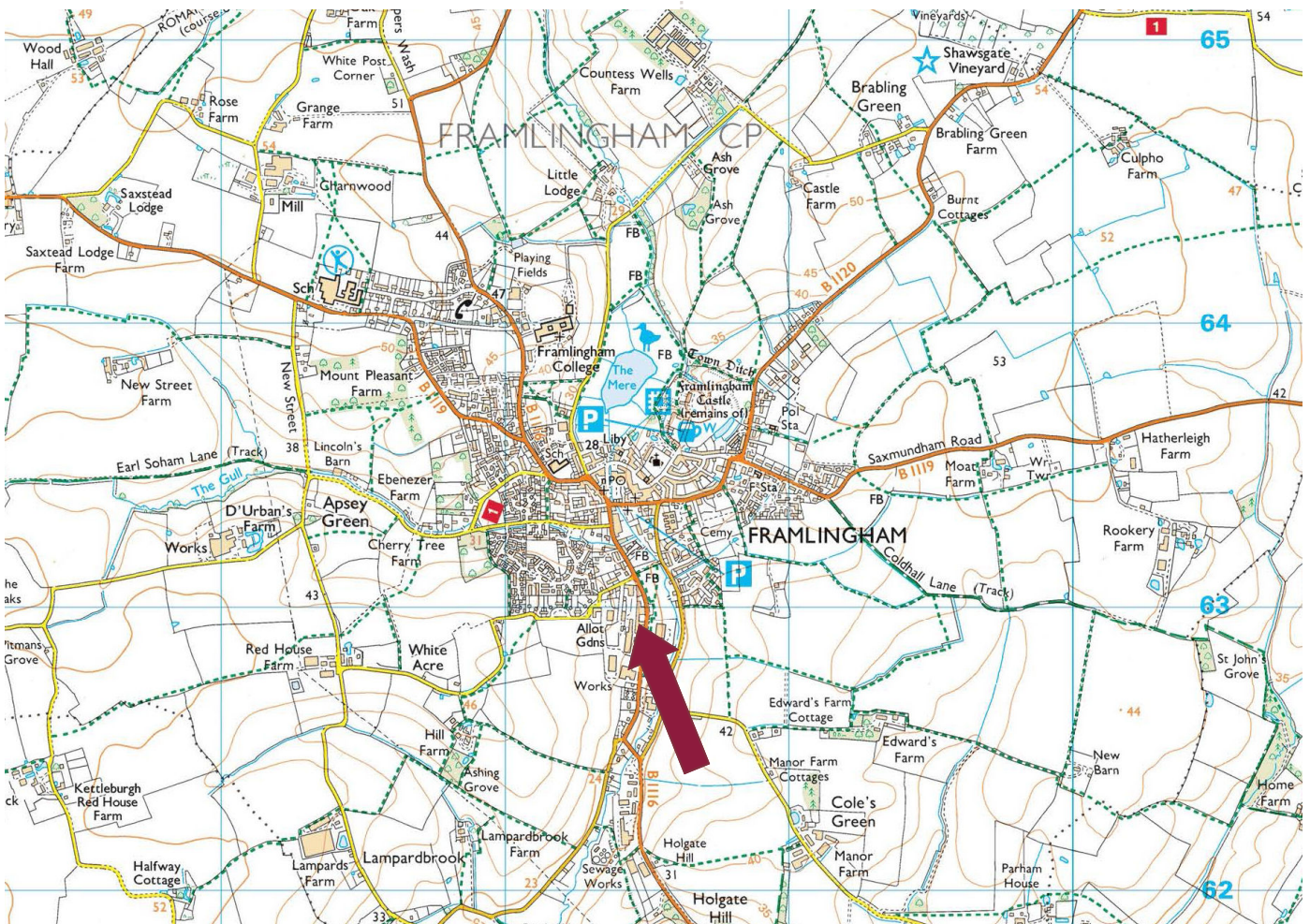
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

April 2026

Directions

From the Agent's office, proceed left into Station Road and continue along Station Road passing the Station Public House on the right hand side and the turning on your right will be Bibbys Way. Number 6 is in the first block on the right hand side.

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