Clarke & Simpson

A two bedroom end terrace property set in a quiet location only a short walk from the centre of Framlingham

Rent: £875 PCM
Ref: R1349

10 De Vere Close
Framlingham
Suffolk
IP13 9SP



Sitting room with staircase off. Kitchen/dining room.
Two bedrooms and family bathroom.
Front and rear gardens. 2 x parking to the front.

Clarke and Simpson
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Location

10 De Vere Close is situated in a quiet and popular residential development and is only a five minute walk from the centre of the historic town centre of Framlingham.

Framlingham is best known for its fine Medieval Castle and offers a wide variety of shops, businesses and cafes, which includes a Co-op supermarket. The town also boasts a wide range of pubs, restaurants and also a doctor's surgery, veterinary practice, pharmacy, and library. There are also excellent schools in both the state and private sector.

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 Inter City rail links to London's Liverpool Street station which take just over the hour.

The Accommodation

Ground Floor

Entering through a partially glazed door to

Sitting Room 13'9" x 12'10" (4.2 x 3.9)

A good size room with views to the front of the property and stairs leading up the first floor landing. TV aerial socket, double panel radiator and cupboard containing the fuse board, electricity meter and gas meter. A door leads to the

Kitchen 12'10" x 9'2" (3.9 x 2.8)

Fitted with a range of base and eye level kitchen units incorporating a single bowl single drainer stainless steel sink. Space for gas cooker. Space and plumbing for washing machine. Double panel radiator and Worcester gas fired boiler. Space for breakfast table and chairs. A partially glazed door gives access to the rear garden.

Stairs from the sitting room lead up to the

First Floor

Landing

With smoke detector, hatch to attic and doors off to

Bedroom One 12'10" x 6'7" (3.9 x 2)

A good size single bedroom with views over the rear garden. Double panel radiator and TV aerial lead in.

Bathroom

Fitted with three piece suite comprising low flush WC, wash basin with vanity cupboard below and panelled bath with Triton electric shower over. Wall mounted cupboard incorporating mirror and shaver socket.

Bedroom Two 9'10" x 12'10" (3 x 3.9)

A pleasant double bedroom with views to the front of the property. Single panel radiator. A door gives access to the airing cupboard with hot water tank and electric immersion, heating and hot water controls and partially slatted wooden shelves.





Outside

The property has the benefit of a single garage and parking for one car in front. To the front of the property there is a paved pathway leading to the front door which is edged by shingle and a flower bed.

The paved pathway leads along the side of the property with a high level wooden gate giving access to the rear garden. The garden is fully enclosed with a paved seating area adjoining the property which can also be accessed from the kitchen and the remainder laid to grass. A pedestrian pathway leads along the side and rear of the property with access for the neighbouring properties.

Services

Mains water, electricity and gas 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 Phone To check the Mobile Phone coverage in the area click this link –
https://checker.ofcom.org.uk/en-gb/mobile-coverage

Council Tax

Council Tax Band B £1889.63 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 a monthly rent of £875 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 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.

October 2026

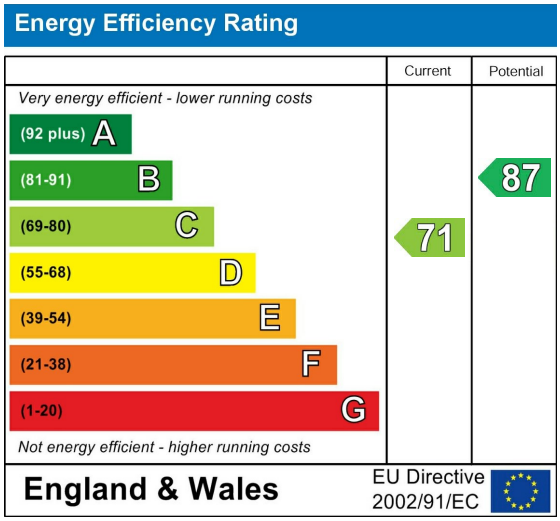


Directions

From the Clarke & Simpson office proceed along Station Road. Take the second turning on the right opposite The Railway Public House, into Brook Lane. Continue along Brook Lane and take the first turning on the right into De Vere Close follow the road round to the right. Number 10 is situated on the right-hand side. When using what3words:// lift.moped.adverbs







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