Chartered Surveyors / Estate Agents

Clarke & Simpson

A well presented, spacious three bedroom property situated in the popular rural village of Cransford.

Rent: £1,100 PCM

Ref: R2562

12 Oaklands
Cransford
Woodbridge
IP13 9PB



A well presented, spacious three bedroom mid-terrace.
Entrance hall, sitting room, spacious kitchen/dining room, ground floor bathroom, rear lean-to.
Three double first floor bedrooms.
Parking to the front and garden. Enclosed rear garden with right of way access.

To let unfurnished on an Assured Periodic Tenancy

Clarke & Simpson
Well Close Square
Framlingham
Suffolk
IP13 9DU
Tel: 01728 621200

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson

Location

12 Oaklands is located within the small village of Cransford, which benefits from a village hall, St Peter Church and Cransford Baptist Chapel. Nearby is the popular market town of Framlingham, which is best known for its fine medieval castle. Here there are a wide variety of shops, businesses and cafes, including a Co -operative supermarket. The town also boasts a wide range of pubs and restaurants, as well as 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 12 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 11 miles to the east and offers a further choice of recreational facilities. The county town of Ipswich, about 20 miles, benefits from railway links to London's Liverpool Street station which take just over the hour

The Accommodation

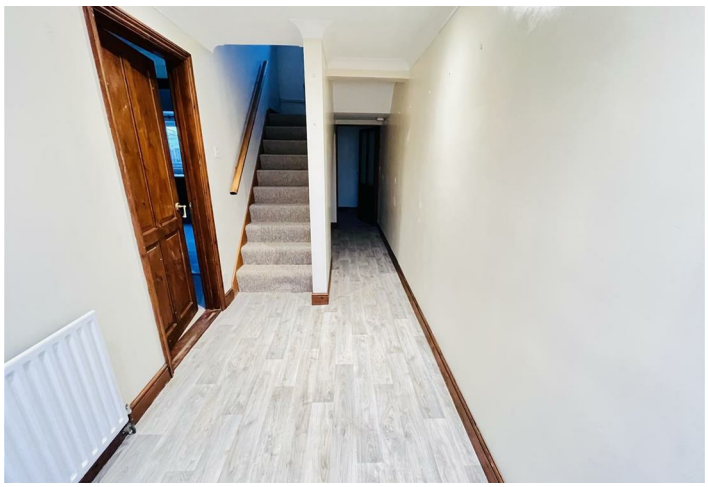
This attractive three-bedroom mid-terrace home offers well-proportioned accommodation throughout and enjoys delightful rural views to the rear.

Upon entering, you are welcomed by a spacious hallway leading into a bright and airy sitting room, featuring an ornate fireplace as a charming focal point. A door from the sitting room opens into a generously sized kitchen/dining room, fitted with a range of wall and base units and offering space for an electric cooker, dishwasher, and fridge freezer.

From the kitchen, a door leads to a small lobby area with further access to the newly fitted ground floor bathroom. The bathroom comprises a modern three-piece suite and includes plumbing for a washing machine.
To the rear of the property is a spacious lean-to, providing practical additional space—ideal for garden access and storage.

The first floor accommodates two spacious double bedrooms and a large single bedroom, all benefiting from wonderful rural views.





Outside

To the front of the property, there is a hardstanding providing off-road parking for two vehicles. A picket fence and gate enclose the front garden, which is mainly laid to lawn.
To the rear, the garden features mature borders and established shrubs, creating a pleasant outdoor space. There is a right of way across the garden for the neighbouring property, providing access for bins and bicycles. The main section of the garden is laid to lawn and includes a shed for additional storage.

Services

Services Mains water and electricity. Communal septic tank. LPG central heating.

Broadband

Broadband To check the broadband coverage available in the area click this link –https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Coverage

Mobile Phones 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 A £1,420.74 payable per annum 2025/2026

Local Authority

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

Term

To let unfurnished on an Assured Periodic Tenancy at a monthly rent of £1,100 per calendar month.

Viewings

Strictly through the Agent

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



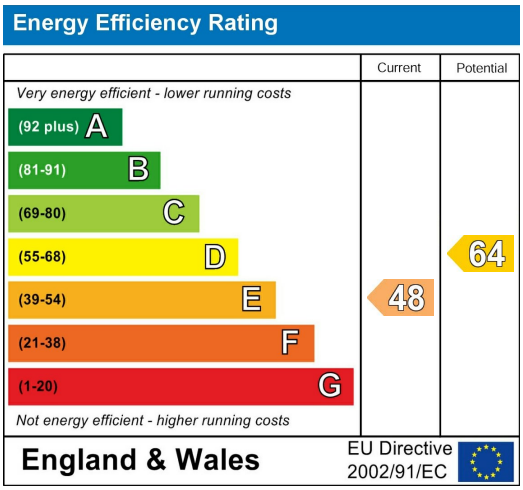
Directions

Head out of Framlingham on the B1119 (Saxmundham Road) and after approximately 1.5 miles take the second turning on the left hand side. Continue along this road, passing Fiddlers Hall on the left. At the end of the road, turn left and the property will found a short distance along on the right hand next to the Christian Fellowship Chapel. For those using the What3Words app: ///wider.distorts.downhill









Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call

www.thelondonoffice.co.uk 40 ST JAMES'S PLACE SW1
rightmove find your happy
OnTheMarket.com
facebook
RICS
arla propertymark PROTECTED