

A deceptively spacious two bedroom mid terrace property in a convenient location within the popular village of Wickham Market with parking and garage.



RENT

£825 PCM

Ref: R2095

Address

52 Parkway
Wickham Market
Woodbridge
Suffolk
IP13 0SS



A two bedroom modernised mid-terrace house comprising: Entrance hall, Sitting Room, Kitchen/Dining room and ground floor bathroom. Two double first floor bedrooms. Front and rear garden which lead to a parking area and single garage.

To let unfurnished on an Assured Periodic Tenancy

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

52 Parkway is located within the popular and well regarded village of Wickham Market, only a short walk from the centre. Wickham Market is ideally located between Woodbridge, Framlingham and the Suffolk Heritage Coast. It offers a range of businesses, shops including a Co-operative supermarket, The George public house, restaurants, a health centre, library and primary school. There are regular bus services to Woodbridge and on to Ipswich. The village is also within the Thomas Mills High School catchment area for secondary schooling.

Wickham Market is conveniently situated for access to the A12 and the railway station at Campsea Ashe, which provides a connecting service to London via Ipswich. Attractions in this area include Framlingham and Orford Castles, the waterfront and Tide Mill at Woodbridge and the seaside towns of Aldeburgh and Southwold. The world famous Snape Maltings Concert Hall lies within convenient reach by car, and there are nature reserves at Minsmere, Havergate Island and Shingle Street.

The Accommodation

Entering through a partially glazed UPVC door into

Entrance Lobby

With stairs off to the first floor, double panel radiator and door through to

Sitting Room 13'2 x 14'3 (max into alcove) (4.01m x 4.34m)

A well proportioned and light room with large bay window overlooking the front of the property. Under stairs storage cupboard, double panel radiator and TV aerial lead in. An open archway leads through to the

Dining Area 9'11 x 7'9 (3.02m x 2.36m)

With space for table and chairs and double panel radiator. A further open archway leads through to the

Kitchen 9'8 x 9'2 (2.95m x 2.79m)

Fitted with a good range of base and eye level kitchen units with roll top Formica worksurface over inset with a single bowl, single drainer, stainless steel sink. Integrated double oven and dishwasher. Space and plumbing for washing machine. Space for fridge freezer. Ceramic hob with extractor hood above. Glazed door with access to the rear garden.

A door off the dining area leads through to the

Bathroom

Fitted with low flush WC, wash hand basin with vanity cupboard below and bath with mixer tap and shower attachment over. Heated towel rail and fitted cupboard.



Stairs from the entrance lobby lead up to the

First floor

Landing

With doors off to

Bedroom One 16'2 x 10'9 (max) (4.93m x 3.28m)

A good size double bedroom with two windows overlooking the rear garden and two single panel radiators. Fitted cupboard with storage and housing the boiler.

Bedroom Two 13'5 x 8'3 (4.09m x 2.51m)

A further good size double bedroom with two windows overlooking the front, single panel radiator and good size fitted hanging cupboard.

Outside

To the front of the property, a paved pathway and step lead up to the front door, flanked by a good size area laid to grass with some mature hedging. There is a well presented, landscaped garden situated at the rear of the property which can be accessed from the kitchen and also via a wooden gate from the parking area. There is a good size paved seating area and with steps leading to a garden shed and pedestrian access to the garage.

The parking area is beyond the rear garden where there is space for one / two cars and with up and over door access to the single garage.

Viewing Strictly by appointment with the agent.

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

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

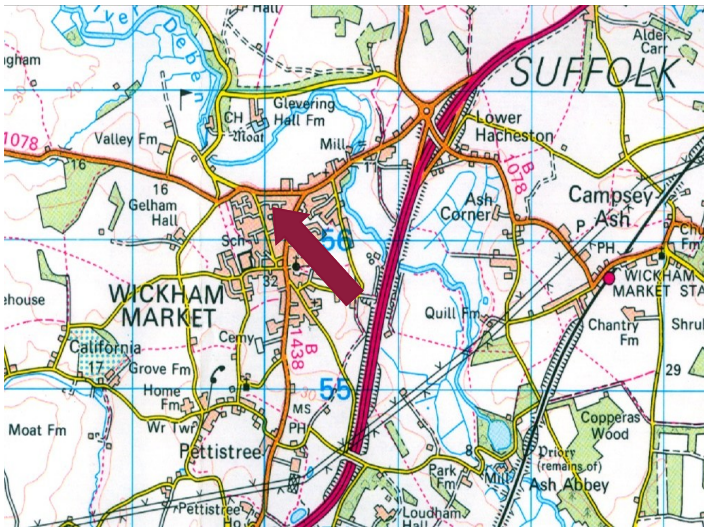
Council Tax Band B payable per annum £1,836.85 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

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.

July 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Directions

From the agent's office head east on the B1116 passing through the villages of Parham and Hacheston. At the roundabout turn right signposted Wickham Market and proceed into the village. Turn right into Border Cot Lane and then take the next left turning into Broad Road. Take the first left into Parkway and the property will be situated towards the end of the road on the right hand side.

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