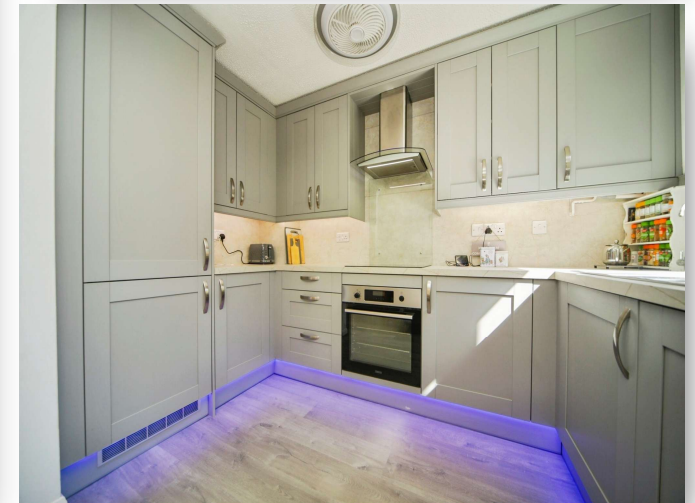




Howard Close, Framlingham, Woodbridge, IP13 9SH

welcome to

Howard Close, Framlingham, Woodbridge

A well-located four bedroom semi-detached home in Framlingham, offering spacious and versatile accommodation including a living room with log burner, modern kitchen, sunroom, utility, and ground-floor shower room. Outside features include a lovely rear garden, outbuilding, garden shed and driveway.

Entrance Hall

Entrance door, radiator, stairs.

Cloakroom

Double glazed window to rear aspect, w/c, wash hand basin, enclosed shower.

Lounge

Double glazed window to front aspect with shutters, log burner, radiator, carpet flooring.

Sunroom

Sunroom, open plan from the kitchen, under stairs storage, radiator.

Kitchen

Double glazed window to rear aspect, integrated oven and electric hob, base and eye units, dishwasher, hot water tap, fridge / freezer, boiler, water softener.

Utility Room

Located at the rear of the garage, worktop space, space for washer and dryer, door to rear aspect, tiled flooring.

Conservatory

Bifold door to rear aspect, double glazed window to side and rear aspect.

Landing

Airing cupboard, loft hatch.

Bedroom 1

Double glazed window to rear and front aspect, radiator, second loft hatch.

Bedroom 2

Two double glazed windows to front aspect, storage cupboard, radiator, carpet flooring.

Bedroom 3

Double glazed window to rear aspect, radiator, carpet flooring.

Bedroom 4

Double glazed window to rear aspect, radiator, carpet flooring.

Bathroom

Enclosed bath tub with power shower over head, w/c, wash hand basin, towel rail.

Front Garden

Shed, step to front door, landscaped garden.

Rear Garden

Turfed, Summer House and mature trees for boundary.

Garage

Electric roller door, power and light.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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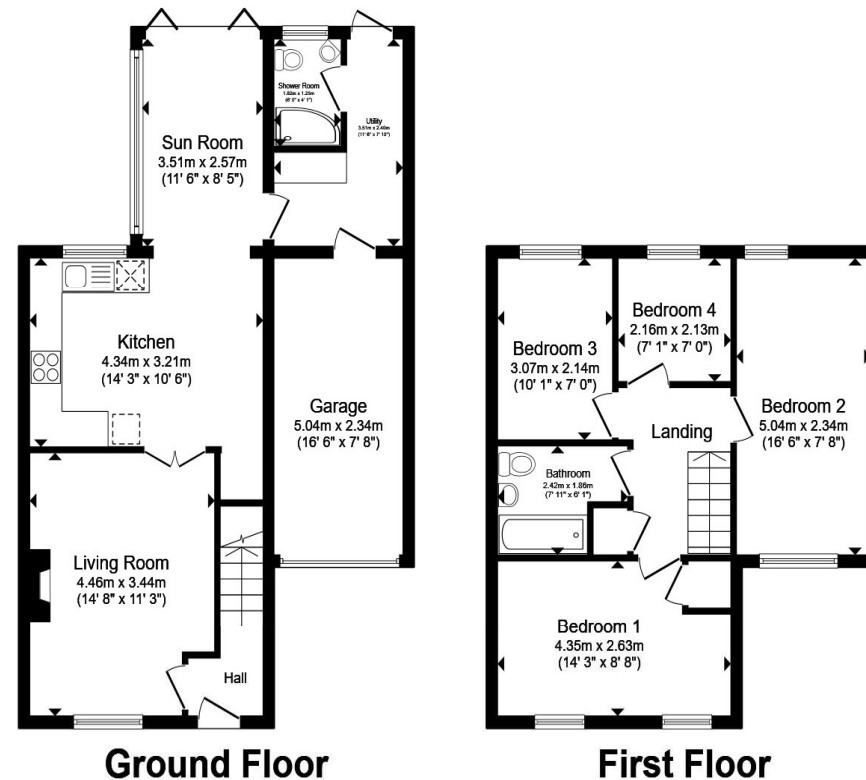
- A four bedroom semi-detached house
- Driveway for off road parking
- Sunroom
- Lovely front and rear gardens
- Outbuilding and garden shed

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

£350,000



Total floor area 111.6 m² (1,202 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
FLH105683 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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