



Fore Street, Framlingham, Woodbridge, IP13 9DD

welcome to

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This Victorian end terrace in Framlingham offers spacious lounge with bay windows, dining room, kitchen, shower room/utility, conservatory, 3 bedrooms & bathroom. The exterior includes a landscaped front garden & enclosed rear garden with a paved area. Renovation opportunity - no onward chain!

Auctioneer's Comments

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Fore Street

Nestled in the charming town of Framlingham, this Victorian end terraced home presents an enticing renovation opportunity. With no onward chain, the property provides a blank canvas for imaginative homeowners eager to restore its historic charm while infusing modern conveniences.

The home welcomes you with its spacious lounge, featuring elegant bay windows that allow natural light to flood the room. This area promises a warm and inviting space, perfect for both relaxation and entertaining.

Adjacent to the lounge, the separate dining room is accessible through connecting double doors. This versatile space boasts a feature fireplace, adding character and a touch of nostalgia. The layout encourages gatherings and provides a seamless flow between the two primary living areas.

The kitchen, though in need of updating, offers a practical layout for culinary creativity. Off the kitchen, a convenient downstairs shower room doubles as a utility area, enhancing the functional aspects of the home.

Further enhancing the ground floor is a conservatory, also accessible from the kitchen. This sunlit space offers a delightful retreat, ideal for enjoying morning coffee or cultivating an indoor garden.

Ascending to the upper level, the home provides three bedrooms, each offering potential for personalised touches. These rooms are well-suited for accommodating a family or creating a home office or hobby space. Completing the upstairs is a bathroom, ready for modernisation to meet contemporary standards.

The exterior of the property does not disappoint. A beautifully landscaped front garden greets visitors, setting a welcoming tone. Side access leads to the enclosed rear garden, which includes a paved area perfect for outdoor dining or leisure. This private space invites creative landscaping ideas, whether for a lush garden or a play area for children.





Entrance

Entrance porch leading to entrance hallway with doors to Living Room, Dining Room, Kitchen and under stairs cupboard, stairs to first floor and radiator.

Living Room

Bay window to front, french doors to dining room, feature fireplace, radiator and carpeted flooring.

Dining Room

Window to rear, doors to kitchen, hallway & french doors to living room, feature fireplace, radiator and carpeted flooring.

Kitchen

Door to conservatory, window to side, internal door to shower room and hallway, wall and base units with work surfaces, double oven, electric hob, 1.5 sink, emulsion tank and boiler.

Shower Room

Window to rear, shower cubicle, low WC, hand wash basin, space for appliances and radiator.

Landing

Doors to bedrooms and bathroom, storage cupboard, radiator and carpeted flooring.

Bedroom One

Two windows to front, feature fireplace, two radiators and carpeted flooring.

Bedroom Two

Window to rear, fitted cupboard, feature fireplace, hand wash basin, radiator and carpeted flooring.

Bedroom Three

Window to rear, radiator and carpeted flooring.

Bathroom

Window to side, bath unit, hand wash basin, WC and radiator.

External

Landscaped front garden and side access to enclosed rear garden with paved area and flower beds.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly. The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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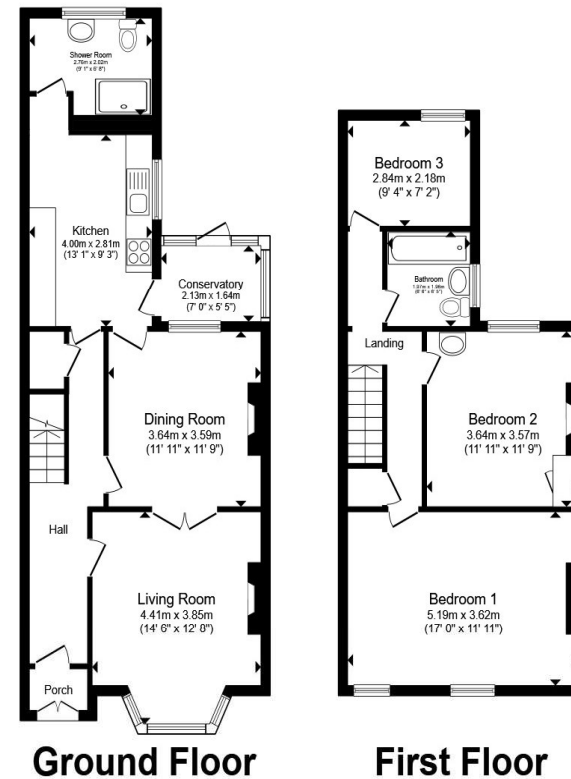
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious Victorian End Terraced Home
- Three Bedrooms

Tenure: Freehold EPC Rating: E

Council Tax Band: C

guide price

£270,000



Total floor area 114.9 m² (1,237 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:

FLH105734 - 0004

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