



Bibbys Way, Framlingham, Woodbridge, IP13 9FD

welcome to

Bibbys Way, Framlingham, Woodbridge

Situated in Framlingham, this stylish townhouse offers versatile, modern living across three well-designed floors. Outside, the property enjoys an enclosed rear garden with scenic field views and parking for two cars, blending comfort, functionality, and tranquil surroundings.

Entrance Hall

Two radiators, under stairs cupboard, carpet flooring.

Study

13' x 9' 7" (3.96m x 2.92m)
Formed from part of the garage.

Reception Room / Bedroom 4

10' 6" x 8' 8" (3.20m x 2.64m)
French doors to rear aspect, radiator, carpet flooring.

Shower Room

Wash basin, shower cubical, W/C, radiator, extractor fan, tiled flooring.

First Floor Landing Lounge

16' 7" x 17' 6" (5.05m x 5.33m)
Two double glazed windows to front aspect, radiator, TV point, carpet flooring.

Kitchen / Dinner

13' 4" x 18' 6" (4.06m x 5.64m)
Two double glazed windows to rear aspect, double doors to lounge, two radiators, oven, gas hob, sink, extractor fan, space for washing machine and dish washer, space for fridge freezer, boiler, tiled flooring.

Second Floor Landing

Loft access, airing cupboard, cupboard over the stairs with storage.

Bedroom 1

10' 3" x 13' 7" (3.12m x 4.14m)
Two double glazed windows to front aspect, built in wardrobes, two radiators, carpet flooring.

En Suite

Shower cubical, W/C, wash basin, radiator, extractor fan, tiled flooring.

Bedroom 2

10' 4" x 13' 3" (3.15m x 4.04m)
Double glazed window to rear aspect, radiator, built in wardrobe, carpet flooring, filed views.

Bedroom 3

7' 4" x 10' 7" (2.24m x 3.23m)
Double glazed window, radiator, TV point, carpet flooring.

Bathroom

W/C, bath tub with shower overhead, wash basin, extractor fan, tiled flooring.

Garage

Wooden flooring, storage space.

Rear Garden

Fenced for boundary, patio area, turfed area, gate to rear.

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.



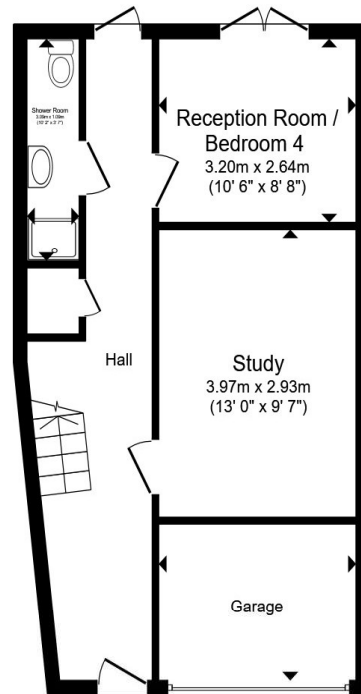
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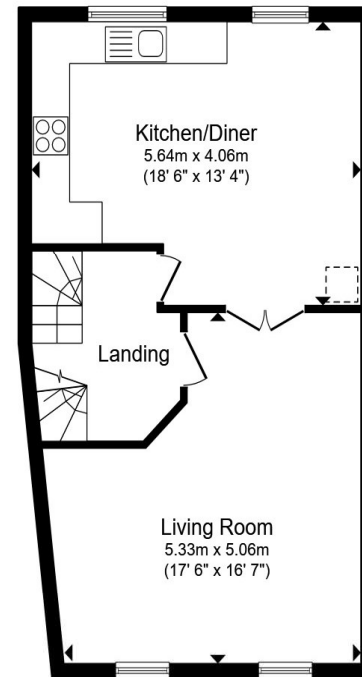
- Complete Onward Chain!
- Three Storey Living
- Off road parking and Garage
- Peaceful location
- Rear garden with scenic field views

Tenure: Freehold EPC Rating: B
Council Tax Band: D

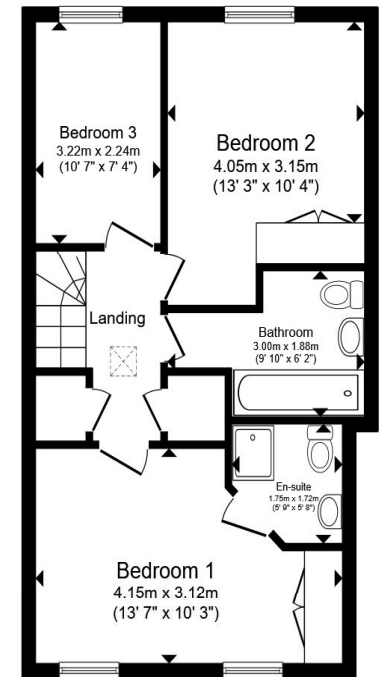
offers in the region of
£390,000



Ground Floor



First Floor



Second Floor

Total floor area 140.4 m² (1,511 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:
FLH105593 - 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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