



## Ground Floor Flat, 19A , Bridge Street, Framlingham, Woodbridge, IP13 9AJ

A refurbished, spacious two-bedroom ground floor flat set within a period house in the centre of Framlingham.

**Guide Price £198,000 Leasehold**

P8012/19A/C



## Summary

Kitchen, sitting/dining room, two large double bedrooms and shower room. Courtyard garden.

## Location

The ground floor flat, 19A, is situated in the heart of Framlingham on Bridge Street just off the Market Hill.

Framlingham is perhaps best known for its magnificent castle and boasts a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel, and a Co-operative supermarket. Off the Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded, and Thomas Mills High School is considered one of the best state schools in the area. There is also Framlingham College, which is served by its prep school at Brandeston Hall some 5 miles away. Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from the town into the surrounding countryside, and amenities, such as golf, in the nearby locations of Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). There is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies, with popular destinations such as Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street Station, scheduled to take just over the hour.

## Description

19A is a ground floor flat forming part of 19 Bridge Street which is a Grade II Listed timber framed building with rendered and brick elevations. The flat and building itself, has undergone a part refurbishment programme and is well presented with a newly fitted kitchen and shower room.

Clarke and Simpson's Letting's team believe that should someone purchase as an investment, the flat will let for approximately £995 per calendar month.



A door to front of the building, on Bridge Street, provides access to a hallway. Off this are the two spacious bedrooms, a sitting/dining room and shower room. Bedroom one is dual aspect and has windows overlooking the street scene and towards the Market Hill. It has a window seat and fitted shelving. The second large double bedroom has a sash window overlooking Bridge Street, built-in wardrobe, shelved cupboard and large storeroom. The shower room, which has been refitted recently, comprises a shower, WC and basin with cupboards below. There is a window to the rear of the property and understairs cupboard. In addition is a towel radiator and heated/lit mirror. The sitting/dining room has two windows and views towards Bridge Street over the neighbourly Meeting House gardens. There is a fireplace and built-in shelving. A door opens to the kitchen which has recently been refitted with a stylish range of high and low-level wall units. There is an integrated electric oven, four ring halogen hob and extractor fan. The work surface has a sink with drainer. There is space for a washing machine, slimline dishwasher and fridge freezer. There is a window to the rear of the property as well as an exterior door. This leads to an area of common patio and an exclusive courtyard garden area. There is access via the rear of the flat over the Meeting House's front garden to Bridge Street. (As well as the floorplan within these particulars, the agents have a plan which can be made available to interested parties showing the division of the garden with the neighbouring flat).

### Directions

From Clarke and Simpson's office in Well Close Square proceed towards Market Hill on Bridge Street. Having passed Callendar's Florist on the left hand side, number 19 will be found a short way along on the left. There is a front door to the ground floor flat on Bridge Street. There is also access to the rear door over the front garden of the neighbouring Meeting House. **For those using the What3Words app: [///directly.guarding.whisker](https://www.what3words.com/directly.guarding.whisker)**









*Viewing* Strictly by appointment with the agent.

*Services* Mains electricity, gas, drainage and water. 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>

*Terms of the Lease* – 19A is leasehold and will be sold with a new 999 year lease. There is no ground rent. The owner of 19A will be responsible for 50% of the upkeep of the building which includes the main structure, roof, foundations and shared garden area. They will also be responsible for reimbursing the freeholder 50% of the buildings insurance premium. The owner of 19A will be responsible for internal non-structural alterations and as and when required, repairing/changing windows, which require both the freeholders consent and any planning/Listed building consents. As well as the ground floor flat, 19A, the first floor flat, 19B is also being sold. Upon sale each flat will be given a 50% of the share of freehold.

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

*Council Tax* Band A: £1,619.69 payable per annum 2026/2027

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

## 19A Bridge Street, Framlingham

Approximate Gross Internal Area = 76.9 sq m / 828 sq ft

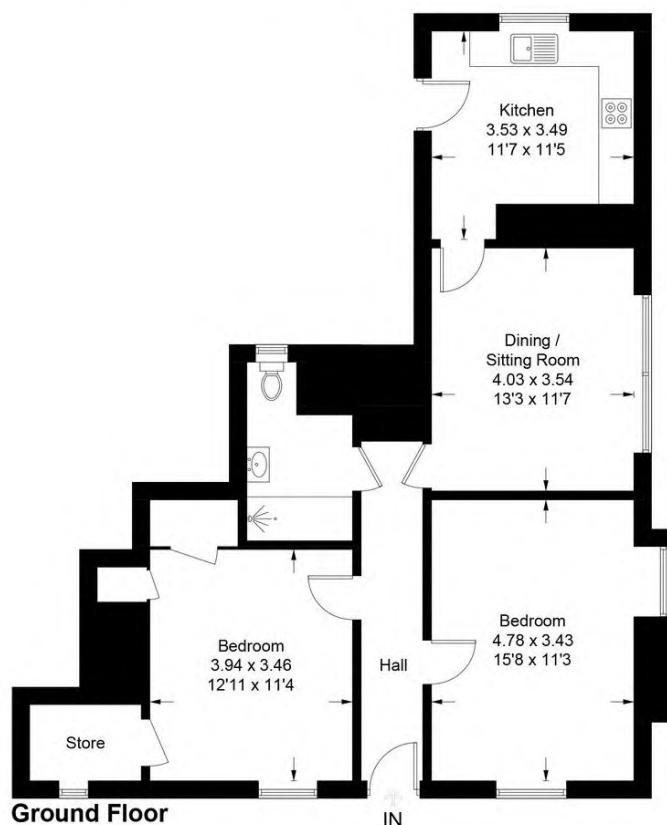


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1344902)

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

November 2026



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