



Fore Street, Framlingham WOODBRIDGE IP13 9DY

welcome to

Fore Street, Framlingham WOODBRIDGE

This charming three-bedroom semi-detached house, nestled in the heart of historic Framlingham, offers a delightful blend of period character and modern convenience. The property is only a very short walk into the centre to access all necessary amenities.

Location

The property is within a couple of minutes walking distance of all Framlingham has to offer including a good selection of independent shops and businesses, cafés, restaurants, hairdressers, antique shops, a travel agency, doctors surgery, vets and delicatessen. Framlingham is also home to the Crown Hotel, a Co-operative supermarket, Robert Hitcham's CEVA Primary School, Thomas Mills High School and Framlingham College. Framlingham is perhaps best known for its magnificent castle which is managed by English Heritage. There are lovely walks from Framlingham into the surrounding countryside and amenities such as golf in the nearby locations such as Cretingham, Woodbridge and Aldeburgh. The world famous Snape Maltings Concert Hall is within easy reach. There is also bird watching at the RSPB centre at Minsmere. Framlingham is a short drive from the coast, with the popular destinations of Southwold, Dunwich, Thorpeness and Orford.

Entrance Hall

Double glazed entrance door into hallway with tiled flooring, radiator and stairs to first floor with storage under.

Living Room

20' 1" x 11' 5" (6.12m x 3.48m)

Wooden flooring, radiator, open fireplace and double glazed windows to front and side aspects.

Kitchen, Dining Room

18' 5" x 11' (5.61m x 3.35m)

Base and eye level units with adjoining worktop, electric oven and hob with extractor hood over, space for fridge, freezer and dishwasher. Sink with mixer tap over. Tiled flooring and splashbacks. Space for dining room table and chairs. Radiator.

Double glazed window to side and single glazed window to rear aspect.

Utility Room

6' 7" x 5' 5" (2.01m x 1.65m)

Worktop with space for washing machine and tumble dryer, radiator, tiled flooring. Three single glazed windows to rear aspect and single glazed door into rear garden.

Cloakroom

Comprising of low level WC and corner sink. Tiled flooring and single glazed window.

Landing

Carpeted flooring, radiator, loft access and two windows to side aspect.

Bedroom One

20' 3" x 13' 1" (6.17m x 3.99m)

Wooden flooring, brick feature fireplace, two radiators and double glazed windows to front and side aspects.

Bedroom Two

11' 5" x 11' (3.48m x 3.35m)

Wooden flooring, radiator and double glazed windows to side and rear aspects.

Bedroom Three

11' 11" x 8' 5" max (3.63m x 2.57m max)

Wooden flooring, radiator and double glazed window to front aspect.

Bathroom

Three piece suite comprising of enclosed bath, low level WC and pedestal wash hand basin. Radiator, tiled walls, single glazed window to side aspect and double glazed window to rear aspect.

Outside

Wall and fence enclosed rear garden, with raised flower beds, raised decking area, shingled dining area and lawn.

Services

Mains Electricity
Mains Gas
Mains Water
Mains Drainage



Ground Floor



First Floor

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.focalagent.com



welcome to
Fore Street,
Framlingham WOODBRIDGE

- No Onward Chain
- Semi-Detached Period House
- Central Framlingham Location
- Three Bedrooms
- First Floor Bathroom

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

£450,000



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Property Ref:
FLH105479 - 0002

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