Chartered Surveyors / Estate Agents

Clarke & Simpson









42 College Road, Framlingham, Woodbridge, Suffolk IP13 9ES

A three bedroom detached period house requiring general refurbishment, located along College Road, within walking distance of the centre of Framlingham.

Guide Price £310,000 Freehold

P7823C

Summary

Hallway, sitting room, kitchen/breakfast room and dining room.
Three first floor bedrooms and bathroom.
Front and rear gardens.
Attached garage and workshop.

No forward chain

Location

The house is set along College Road, within walking distance of the centre of the town. Nearby are the doctors surgery, Sir Robert Hitcham's CEVA Primary School & Nursery, Thomas Mills High School and Framlingham College. There is a good selection of independent shops and businesses within the town including cafés, restaurants, hairdressers, antique shops, a travel agency, nursery, vets and delicatessen. Framlingham is also home to the Crown Hotel and a Co-operative supermarket. Framlingham has featured as the number one place to live in the country, and is perhaps best known for its magnificent castle. The Town 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 nearby locations, Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is nearby (10.5 miles), and 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 easy access to the popular destinations of 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, scheduled to take just over an hour

Description

42 College Road is a detached house believed to be of brick and timber construction with heavy rendered elevations, under a tiled roof. An incoming purchaser is likely to carry out a full modernisation programme but it should be noted that the property benefits from a gas fired central heating system and has double glazed windows. A porch leads to a front door and opens to the hallway. This has brick flooring, a window overlooking the front garden and street scene, as well as a door to the rear porch and stairs rising to the first floor landing. Doors lead off to the reception rooms and kitchen/breakfast room. This spacious room has a kitchen at one end with basic high and low level wall units. There is space and plumbing for a washing machine, fridge and an electric oven. In addition there is a sink with drainers. Windows from the kitchen/breakfast room, one of which is a bay window with a seat, overlook the rear garden which has glimpses of the Castle. The adjacent room is a former dining room which was more recently being used as a workshop. There is a hatch to the kitchen, a window to one side and a fitted work bench. The dual aspect sitting room has a gas fire with a surround and windows to the front and rear of the property.

The first floor landing has a window to the front of the property, a hatch to the roof space and doors off to three bedrooms and bathroom. The principle bedroom is dual aspect and has a view towards St Michael's Church. There is a door to a dressing room which houses the gas fired boiler and has a window to the rear of the property. There is scope for this to be converted to an en-suite shower room, subject to the normal consents. Bedroom two is a further good sized double which enjoys a view towards Framlingham Castle. The third bedroom can be used as a double and has fitted shelving and window to the side of the property. The bathroom comprise a shower, WC, hand wash basin and bath. There is a radiator and window to the rear.

Outside

There is a garden to the front of the house enclosed by railings. Adjacent to this is an attached garage with an electric roller shuttered door to the front. This measure 13' x 10'11. The rear garden is accessed via the workshop. It is on two levels the first of which is laid to lawn and another part being a former vegetable patch with a greenhouse. In all, the rear garden measures approximately 40' by 45'.





















Directions

From Clarke and Simpson's office in Well Close square proceed along College Road. Having just past the turning on the left to Mount Pleasant, 42 College Road can be found on the right hand side. Other than the garage, there is no designated off road parking for the property.

For those using the What3Words app:///aspect.mint.conceals

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity. 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

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

Council Tax Band D; £2,429.53 payable per annum 2026/2027

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

42 College Road, Framlingham

Approximate Gross Internal Area = 137.1 sq m / 1476 sq ft
(Including Garage)



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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.

3. This is a probate sale and the application to obtain the grant of probate has been submitted.



Clarke & Simpson

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