

An attractive three bedroom house that now requires updating, located just a short walk from the amenities of the well served village of Wickham Market.

Guide Price
£250,000 Freehold
Ref: P7739/MC

202B High Street
Wickham Market
Suffolk
IP13 0RF



Kitchen, sitting room, utility room, conservatory and cloakroom.
Principal bedroom with balcony, two further double bedrooms
and family bathroom.
Single garage.
Enclosed rear garden.

Contact Us



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Location

The property is located just a short walk from the amenities of the well served village of Wickham Market. Wickham Market lies about 12 miles to the north-east of the county town of Ipswich and just off the A12, which provides dual carriageway driving to Woodbridge (approximately 4 miles), Ipswich, London and the south. There is a railway station at nearby Campsea Ashe, with trains to Ipswich and on to London which take just over the hour, together with Clarke & Simpson's Auction Centre.

This thriving community offers a range of local businesses and shops, including a Co-operative supermarket, an award-winning butchers (Revetts), restaurants, a pharmacy, vets, dentist, a health centre, library and primary school and a recently re-opened community pub, The George. There are regular bus services to Woodbridge and on to Ipswich. The village is also within the Thomas Mills High School catchment area for secondary schooling. Local tourist attractions, such as Easton Farm Park, Snape Maltings, Framlingham Castle and Sutton Hoo, are all within a 10 mile radius; as is the coast with popular destinations such as Aldeburgh, Southwold and Walberswick.

Description

202B High Street is a three-bedroom house close to the heart of Wickham Market. Now in need of modernising, the property is full of character and offers a potential buyer the opportunity to put their own stamp on it.

Entering through the main door, the entrance hallway provides access to the kitchen, sitting room, utility room, conservatory and cloakroom. The kitchen features sash windows to both the front and side, offering plenty of natural light. There is a range of matching wall and base units with a stainless steel sink and tiled splashback and space for an electric cooker. The sitting room features a bay window that overlooks the rear garden and there is a sash window to the side. There is also a gas fireplace which is the focal point of the room. A door from the hallway leads to the utility room, which connects to the conservatory via French doors. The conservatory has direct access to the rear garden. There is also a cloakroom which comprises a WC, hand wash basin, and extractor fan.

Stairs rise to the first-floor landing which has doors to the three bedrooms and the family bathroom. The principal bedroom is a generous double, featuring a built-in wardrobe, sash window to the side and a glazed door opening onto a balcony overlooking the garden. Bedroom two is also a spacious double, with sash windows to the front and side. Bedroom three is a further double room with a sash window to the front. The family bathroom comprises a panelled bath, WC, hand wash basin and an obscure glazed window to the rear. A door leads to the airing cupboard housing the hot water cylinder. Here there is also a hatch providing access to the loft.

Outside

The rear garden is predominantly laid to lawn and features a patio area. It is fully enclosed with wood-panelled fencing and a gate provides access to the side road. At the far end of the garden, a door leads directly into a single garage which benefits from an up-and-over door.









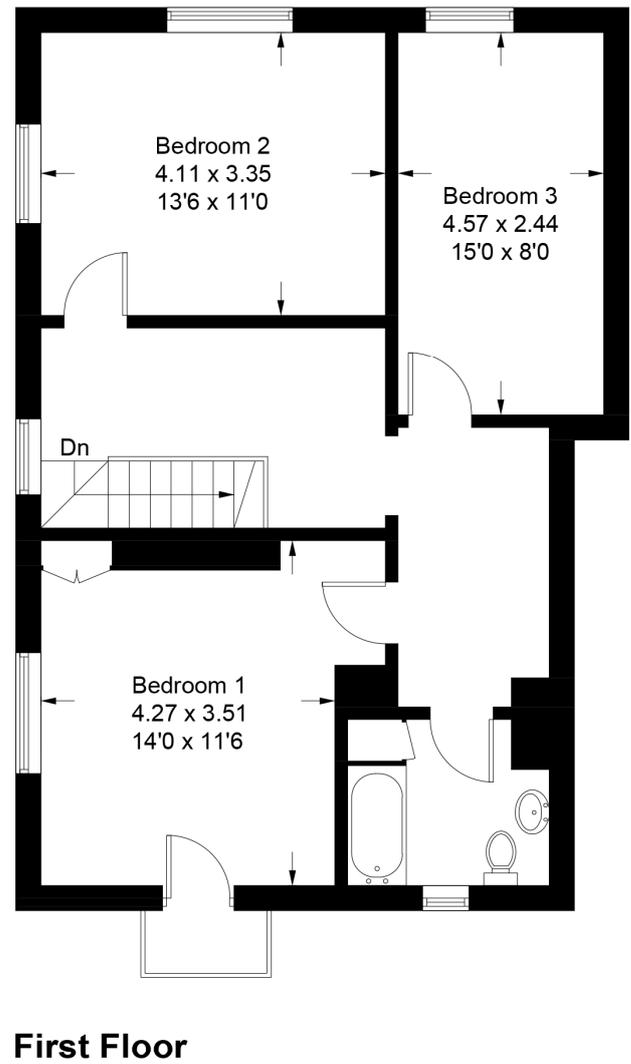
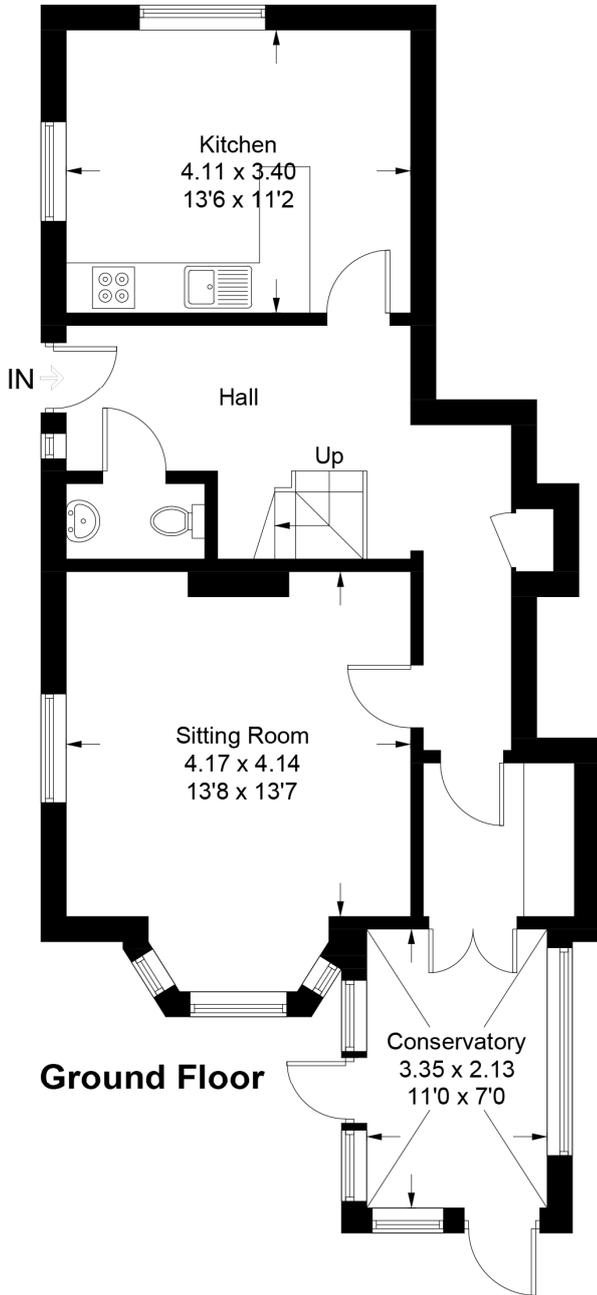






202B High Street, Wickham Market

Approximate Gross Internal Area = 127.2 sq m / 1369 sq ft





Viewing Strictly by appointment with the agent.

Services Mains water, drainage 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 C; £1,991.08 payable per annum 2025/2026

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

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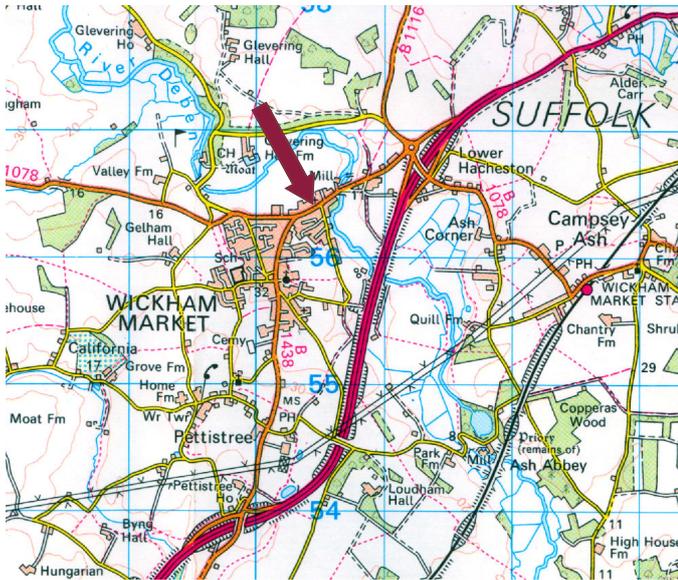
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. A Property Information Questionnaire has been completed and can be emailed to interested parties.

4. Bedroom 3 flies over the ground floor of the neighbouring property.

October 2025



Directions

Leaving the agent's office in Framlingham heading southbound on Station Road, continue through the villages of Parham and Hacheston to Wickham Market. At the roundabout take your third exit towards Wickham Market and the property can be found a short way along the High Street on the right hand side.

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