

A charming one-bedroom, flint-faced mid-terrace period cottage, located just a short walk from the amenities of the well served village of Wickham Market.



Guide Price

£149,500

Freehold

Ref: P7930/B

Address

226 High Street
Wickham Market
Suffolk
IP13 0RF



Sitting room and kitchen.
First floor bedroom and shower room.
Enclosed gardens to front and rear.
Brick outbuilding.
On-street parking.

No onward chain

Contact Us



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Framlingham
Suffolk IP13 9DU

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email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

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.

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

226 High Street is a one-bedroom, mid-terrace, flint fronted period cottage with flint and brick elevations under a pitch tiled roof with a single storey extension to the rear, located within walking distance of the amenities of Wickham Market.

The property is entered from the front door into the sitting where there is ceramic tiled flooring, window to front and built-in cupboards. From here a door leads through to the kitchen with window to rear and partially glazed door to garden. It has a range of fitted wall and base units, a one and a half bowl single drainer sink unit with mixer tap over and tiled splashbacks to roll top worksurfaces. Wall mount gas-fired Worcester Bosch boiler, a walk-in pantry and understairs cupboard. From the kitchen is a stairwell that leads to the first floor landing with door and step up into the bedroom. This has a window to front and recess with hanging rail with shelf above. Also from the landing is a further door to the shower room, with window to rear, built-in shower cubicle with mains fed shower over, tiled surround and glass door, pedestal handwash basin with tiled splashback and mirror and shelf above, and low-level WC.

The property benefits from UPVC double glazing and gas-fired central heating throughout.

Outside

The property is approached from the highway through a wrought iron gate and railings with a pathway leading to the front door and a paved hardstanding to side, enclosed by hedging and panel fencing. There is an enclosed garden to the rear with a pathway leading to a timber shed and red brick outbuilding. The garden is predominantly laid to vegetable beds and is enclosed by chain link fencing and panel fencing. There is a right of access from the rear of the garden through a gate into the garden of Deben House for putting bins out to the front.

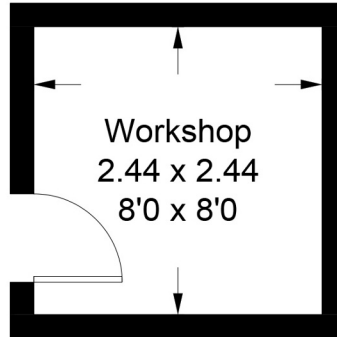




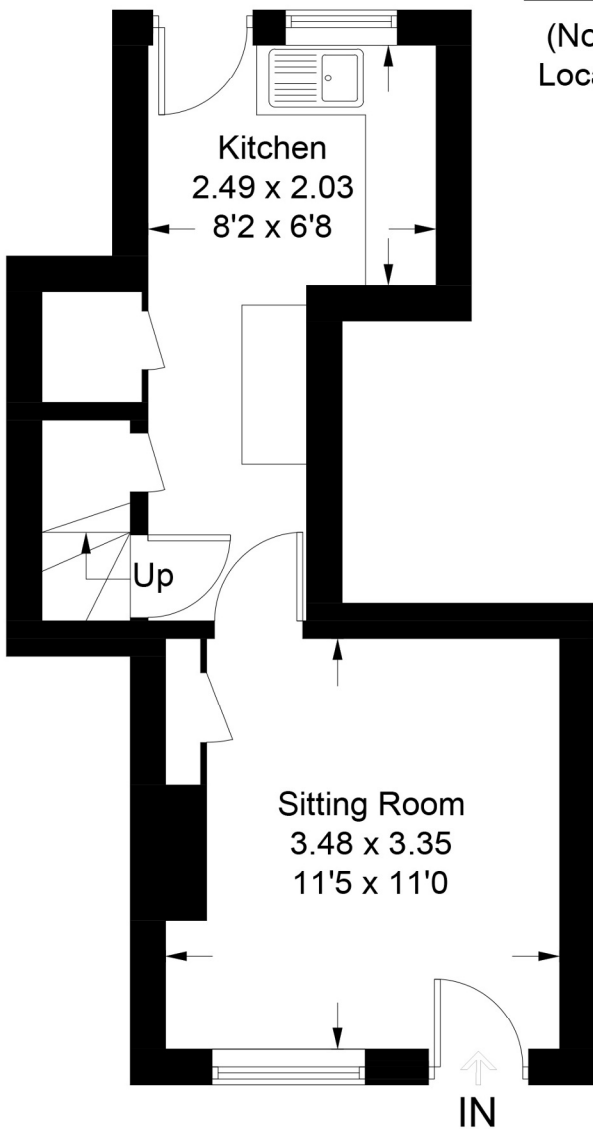


226 High Street, Wickham Market

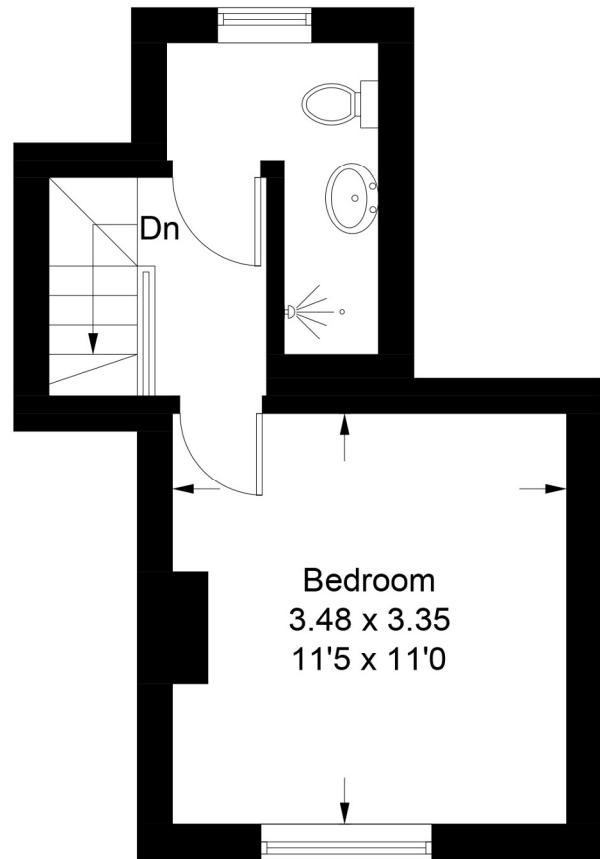
Approximate Gross Internal Area = 42.8 sq m / 461 sq ft
Workshop = 6.0 sq m / 64 sq ft
Total = 48.8 sq m / 525 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

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

Council Tax Band A; £1,574.44 payable per annum 2026/2027

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

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. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

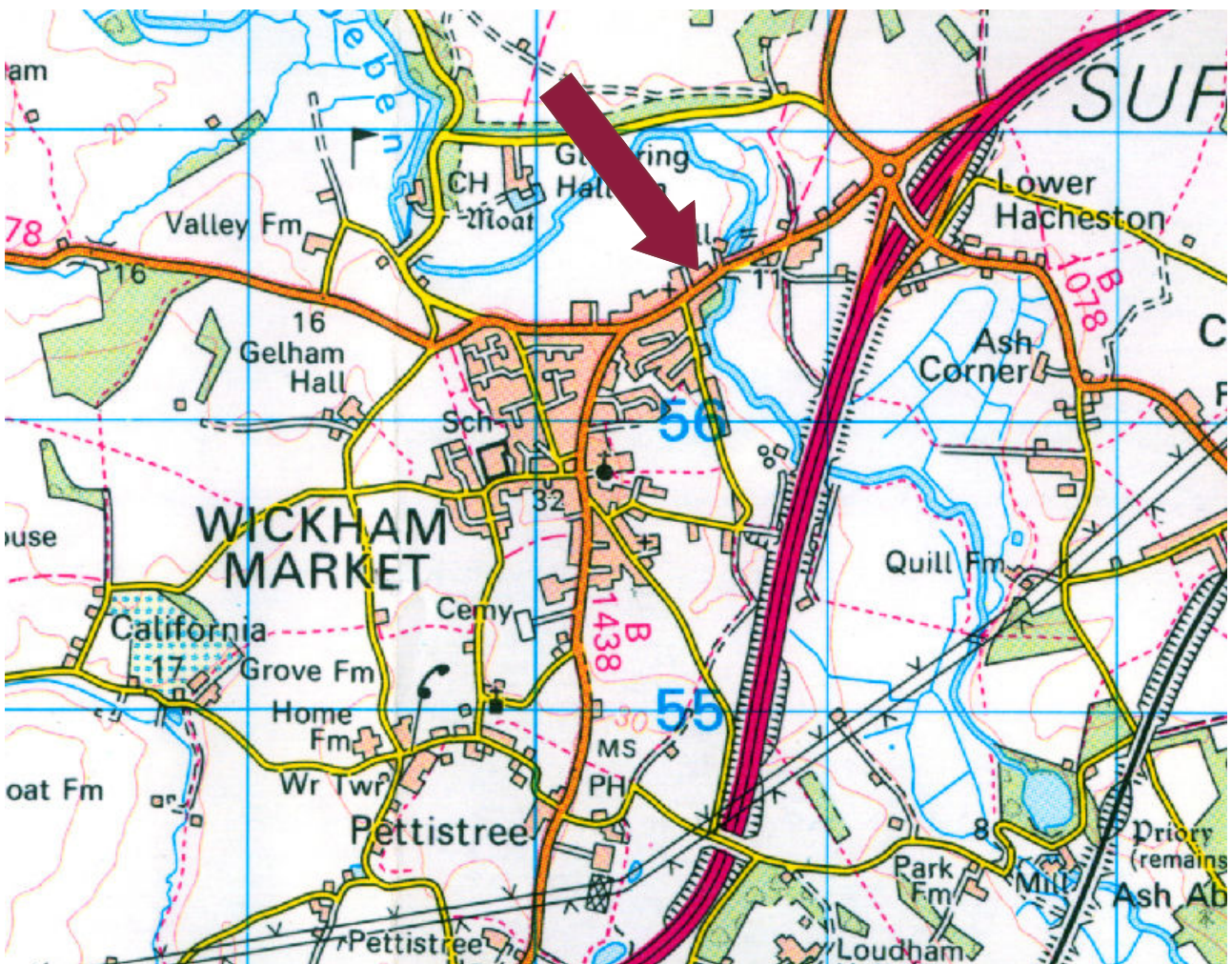
4. Numbers 228 and 230 have a right of access over the rear of the garden to a gated access that goes into Deben House where there is an official right of way for putting bins out to the front.

June 2026

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 Five Ways roundabout take your third exit towards Wickham Market and the property can be found at the bottom of the High Street on the right hand side identified by a Clarke and Simpson For Sale board.

For those using the What3Words app: [///sagging.fantastic.grips](https://www.what3words.com/sagging.fantastic.grips)



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