

*A beautifully presented semi-detached Victorian house with parking and landscaped gardens, set along Albert Road just a short stroll from the centre of Framlingham.*



Guide Price

£450,000

Freehold

Ref: P7780/J

Address

7 Albert Road  
Framlingham  
Suffolk  
IP13 9EQ



18' sitting room/dining room, kitchen/breakfast room, rear hall/boot room and shower room.

Principal bedroom with fitted wardrobe cupboards, guest double bedroom and bathroom.

Shingled driveway for the parking of two vehicles.

Landscaped garden. Useful storage shed with service connections.

Contact Us



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## **Location**

The property is set along Albert Road; just a short stroll from the centre of Framlingham. 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. Nearby is Sir Robert Hitcham's CEVA Primary School & Nursery, Thomas Mills High School and Framlingham College. Framlingham is also home to the Crown Hotel and a Co-operative supermarket. In recent years Framlingham has often featured as the number one place to live in the country, and is perhaps best known for its magnificent castle.

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 nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is nearby (10½ 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**

This delightful Victorian property, which is just a short stroll from the centre of the town, offers beautifully presented accommodation throughout.

Probably dating from the late 19th century, 7 Albert Road is an impressive example of a Victorian town house that has undergone an extensive programme of renovation and refurbishment by the current vendors in recent years.

The front door opens into a twin aspect, spacious reception room, that is used principally as a sitting room, but with a cleverly designed dining/study alcove set beneath the staircase. The room is extremely light, with large sash windows on the front and side elevation, and with bespoke joinery framing the feature fireplace.

A doorway from the sitting room leads through to the impressive kitchen/breakfast room with an extensive range of cupboard and drawer units set beneath a Quartz worksurface and which incorporates a peninsular breakfast bar. The layout of the kitchen has been cleverly designed to maximise the cupboard and storage space, but likewise make the most of natural light with two large windows overlooking the rear garden.

The kitchen/breakfast room links through to the extremely useful rear hall/boot room, that has become the main entrance for the vendors, and beyond this is the spacious ground floor shower room.

On the first floor there is an 18' principal bedroom with an excellent range of fitted wardrobe cupboards, a second guest bedroom with window providing direct views across the town's roofscape and towards St Michael's church, together with a bathroom that includes a freestanding stone resin bath. In addition to the extensive internal refurbishment works, the rear garden and driveway have also been landscaped. The shingled driveway is sufficiently large enough to accommodate two vehicles and has an EV charging point. The rear garden has been partly paved, but with a central area that is laid to lawn together with a small enclosed vegetable patch. The patio areas have been positioned to make the most of the sun throughout the day and into the evening. At the very rear of the garden is a useful 'utility' storage shed with water, electricity and drainage connected.









## 7 Albert Road, Framlingham

Approximate Gross Internal Area = 91.1 sq m / 981 sq ft



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**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage, gas and electricity. Gas-fired boiler serving the hot water and central heating systems.

**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 C; £1,997.25 payable per annum 2025/2026

**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. Prospective purchasers should note that the vendors intend to keep/remove the dishwasher, fridge freezer and Quooker tap - although the tap will be replaced with a standard alternative mixer tap.

4. Prospective purchasers should note that the property comprises two Titles. One of these Titles is deemed a Possessory Title but the vendors will offer indemnity insurance in that regard.

5. Prospective purchasers should note that Albert Road is an unadopted road that the Highway Authority are not responsible for maintaining. On purchasing the property the vendors acquired an indemnity policy in relation to access rights and the rights to connect into services. There is no formal agreement in relation to maintaining Albert Road, other than irregular, informal contributions from the neighbours towards any repair issues that are required.



## Directions

From the Agent's office proceed in a southerly direction along Albert Place, taking the first turning on the right into Albert Road. Continue along Albert Road and the property will be found a short way along on the left hand side.

For those using the What3Words app:  
/// screeches.alienated.vineyard



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