

Well presented two bedroom modern mid-terrace house with two parking spaces, gardens and easy walking distance of the town centre.



RENT

£975 PCM

Ref: R2122

Address

18 Walne Close
Framlingham
Suffolk
IP13 9FE



A modern two bedroom mid-terrace house with entrance hall, cloakroom, kitchen with appliances, sitting room. On the first floor are two bedrooms and family bathroom. Small front garden, enclosed rear garden and two parking spaces.

To let unfurnished on an Assured Periodic Tenancy

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

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

Location

18 Walne Close is a modern mid-terrace house with the advantage of two parking spaces and is located in a very pleasant position which is within walking distance of the centre of Framlingham.

The town is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Off the Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the East of England. There is also Framlingham College, which is served by its prep school, Brandeston Hall, some 5 miles away. In recent years Framlingham was voted the number one place to live in the country and is perhaps best known for its magnificent medieval castle, which is managed by English Heritage.

Ground Floor

Entering through front door into

Entrance Hall

With Honeywell wall mounted boiler controls, control for burglar alarm, telephone socket, single panel radiator and doors off to

Kitchen 8'9 x 7'4 (2.73m x 2.28m)

Fitted with an excellent range of base and eye level kitchen units comprising white fronts with chrome handles. Over base level units is a black marble effect formica work surface inset with single drainer stainless steel sink with mixer tap over. Hotpoint four ring gas hob with Hotpoint extractor hood over and Hotpoint double oven below. Space and plumbing for washing machine and slimline dishwasher. Space for fridge freezer. Kick panel heater. Cupboard housing Ideal gas fired combi boiler. South facing window overlooking the front of the property.

Cloakroom

Fitted with a low flush WC, single panel radiator, pedestal wash basin and extractor fan.

Sitting/Dining Room 14'8 x 12'1 (4.54m x 3.70m) (Max)

A good size room with window over looking the rear garden and door giving access to the rear. Two single panel radiators, television aerial socket and telephone point. Space for both a small dining table and seating area. Door to under stairs cupboard, housing the electricity meter, fuse board and providing useful additional storage.



First Floor

Landing

With single panel radiator, hatch to the attic and doors off to

Master Bedroom 12'3 x 10'6 (3.77m x 3.26m) (Max)

A good size double bedroom with window overlooking the rear garden. Single panel radiator, television aerial socket, telephone socket and Honeywell wall mounted heating controls. Double doors giving access to **large fitted wardrobe** with full width shelf and rail below.

Bedroom Two 7'8 x 10'5 (2.38m x 3.21m)

A smaller double bedroom or good size single with a south facing window overlooking the front of the property. Single panel radiator, television aerial socket and telephone socket.

Family Bathroom

Fitted with three piece suite in white comprising panelled bath set into tiled recess with glass shower screen and mixer taps over, wall mounted shower unit, pedestal wash basin, low flush WC, single panel radiator, electric shaver socket and extractor fan.

Airing/Storage Cupboard

With shelving and single panel radiator.

Outside

The property enjoys a convenient yet tucked away position within Walne Close. A pathway leads to the front flanked either side by well stocked floral beds. To the rear of the property and accessed from the Sitting/ Dinning Room is a pleasant enclosed rear garden which is laid to lawn with flower beds and a raised decking area. At the base of the garden is a paved area and a good size wooden shed, providing excellent storage. A gate gives access out to a path leading round to the side of the property and where there are two allocated parking spaces.

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity connected. 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>

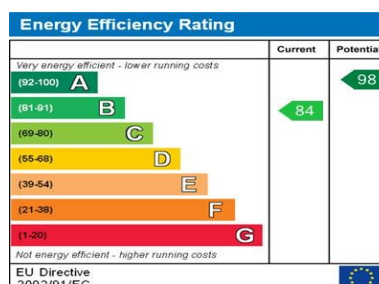
Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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

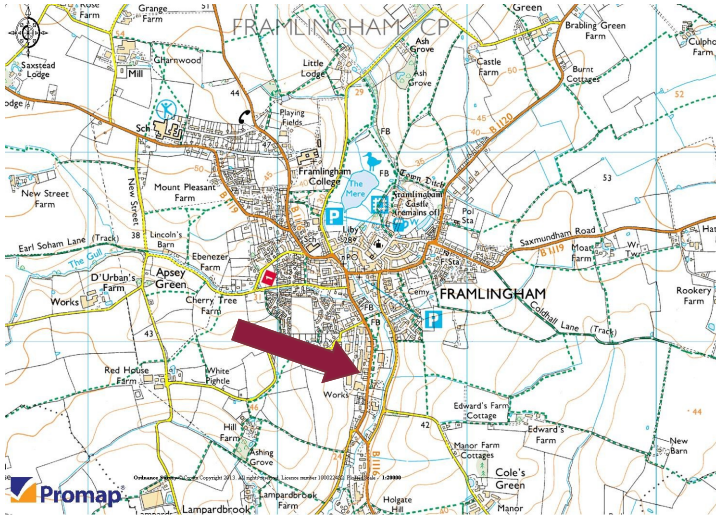
Council Tax Band B £1,889.63 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.



June 2026



Directions

From Clarke and Simpson's office in Well Close Square, proceed in a southerly direction along Station Road. Turn right into Prospect Place (Bibbys Way) and then almost immediately right again into Walne Close. Follow the road around to the right and after approximately 50 yards, the property is located on the left hand side.

For those using the What3Words app:
/// compress. outhouse.strutted



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