

*A spacious and well presented two bedroom first floor apartment located in the centre of the popular town of Framlingham.*



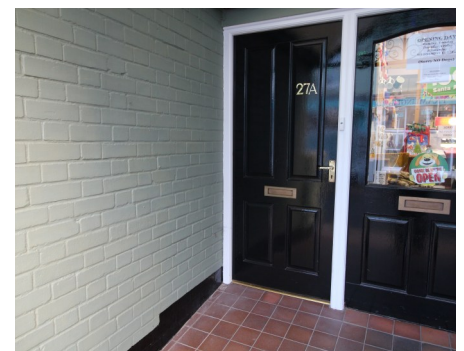
## RENT

£825 PCM

Ref: R2233

## Address

27a Bridge Street  
Framlingham  
Suffolk  
IP13 9AJ



A spacious first floor apartment with sitting room, fitted kitchen, shower room and two bedrooms.

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**

Flat above 27 Bridge Street is in the centre of the highly desirable town of Framlingham.

The town is the focal point for many of the surrounding villages amidst the beautiful countryside of the Deben and Alde valleys, designated as section landscaped areas and provides an excellent range of local shopping, restaurants including Watson & Walpole (listed in the Michelin Guide in Suffolk), commercial and recreational facilities, together with excellent schools in both the public and private sectors.

The popular coastal town of Aldeburgh and the Snape Maltings Concert Hall, home to the Aldeburgh Festival, are within easy reach, some twelve miles to the east. The A12, which lies just five miles to the south, provides a direct link to Woodbridge, the county town of Ipswich and beyond to London, Cambridge and the Midlands (via the A14). Direct and branch line rail services run to London's Liverpool Street Station, via Ipswich from Campsea Ash, which is situated just beyond Wickham Market.

Entering through a hard wood entrance door into private hallway with stairs leading to

## **First Floor**

### *Landing*

With cupboard housing the hot water cylinder and with shelving and hanging rail  
A door leads into

### *Entrance Hallway*

With a small storage cupboard and door leading to

### *Kitchen* 10'9 x 6'9 (3.27m x 2.05m)

With a range of base and wall units in white with wood effect roll top worksurface over incorporating a stainless steel sink with mixer tap over. Moveable spotlight tracks to the ceiling. Velux window. Stoves electric double oven with a Bosch extractor fan over. Space and plumbing for washing machine. Space for under counter fridge.

### *Sitting Room* 16'0 x 11'5 (4.87m x 3.47m)

TV socket and various power points. Two windows to the front of the property. Electric heater.



### *Bedroom One* 12'2 x 10'3 (3.71m x 3.80m)

A double bedroom with Velux window and blind. Electric heater and TV socket.

**Bedroom Two** 11'3 x 8'9 (3.42m x 2.66m)

A small double bedroom. Electric heater. Window to the front of the property.

**Shower room**

Incorporating a double walk-in shower with glass surround and electric shower. Fully tiled with a Velux window above. Pedestal wash hand basin and close coupled WC. Electric towel rail. Extractor fan, mirror and shaver light.

**Outside**

There is no outside space or allocated parking for 27a Bridge Street. Parking is available in the Elms public car park or the Market Hill.



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

**Services** Mains electricity, water and drainage connected. Electric heating.

**Broadband** To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

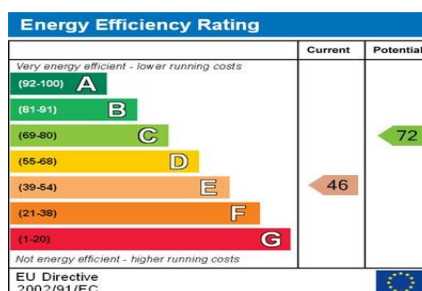
**Mobile Phones** To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

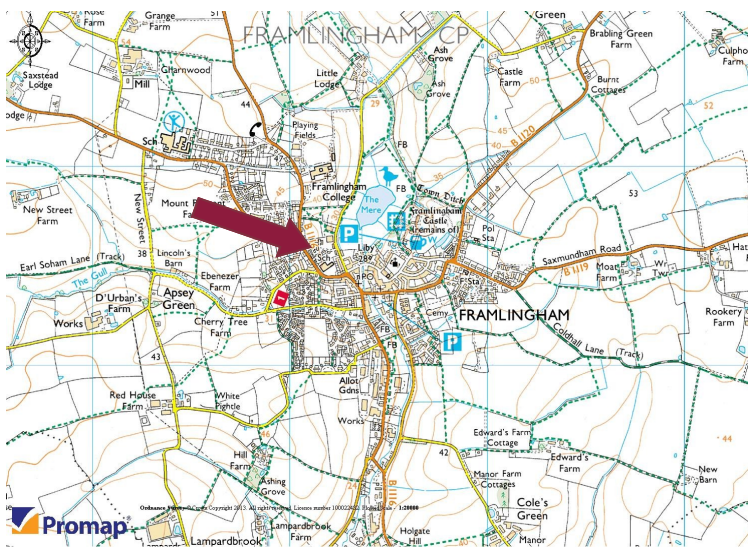
**Council Tax** Band A; £1,619.69 payable per annum 2026/2027

**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.

**May 2026**





## Directions

From the Agent's office proceed along Bridge Street heading towards Market Hill. The flat is situated above Bulstrodes and Framlingham Toy shop.

For those using the What3Words app:  
/// outer.nooks.attending



Need to sell or buy furniture?  
If so, our Auction Centre would be pleased to assist — please call 01728 746323.