



Bridge Street, Framlingham Woodbridge IP13 9AJ

welcome to

Bridge Street, Framlingham Woodbridge

Situated within walking distance to Framlingham town centre, find a Grade II Listed first floor flat. The property boasts from a shared garden, kitchen, spacious lounge, study, two good sized bedrooms and family bathroom. ** NO ONWARD CHAIN **

Location

The property is within easy walking distance to the market town of Framlingham with all that it has to offer including a comprehensive selection of independent shops and business from cafes, restaurants, pharmacists, antique emporiums, travel agents, hairdressers, delicatessens through to DIY stores. You also have convenient access to the doctor's surgery, vets, solicitors, banking facilities, sports and leisure activities, the impressive Crown Hotel and a large Co-Operative Supermarket.

There are good schools in area: Robert Hitcham's CEVA Primary School, Thomas Mills High School and the esteemed Framlingham College est. 1864. There are four churches including the historic St. Michael's home to the Howard Family and the magnificent castle with connections to Mary Tudor just before she took the throne.

There are lovely walks from Framlingham into the surrounding countryside and amenities such as golf in the nearby locations such as Cretingham, Woodbridge and Aldeburgh. The world famous Snape Maltings Concert Hall is within easy reach. There is also bird watching at the RSPB centre at Minsmere. Framlingham is a short drive from the coast, with the popular destinations of Southwold, Dunwich, the Peter Pan inspired Thorpeness Boating Lake and Orford.

Accommodation

Entrance Hall

Front aspect door, stairs leading to the hallway, airing cupboard, loft hatch, storage heater, carpet and doors to;

Lounge

15' 10" x 13' 1" (4.83m x 3.99m)

Single glazed front aspect window, storage heater, exposed beams and carpet. Door to;

Council Tax Band: A

Study

6' 2" x 4' 2" (1.88m x 1.27m)

Front aspect single glazed window and carpet.

Kitchen

11' 2" x 7' 8" (3.40m x 2.34m)

Side aspect single glazed window. Fitted kitchen with base units, stainless steel sink and drainer, work surfaces, spaces for cooker and white goods.

Exposed beams and space for a dining table with chairs.

Bedroom One

13' 9" x 8' 7" (4.19m x 2.62m)

Side aspect single glazed window, exposed beams, storage heater and carpet.

Bedroom Two

14' 8" x 7' 8" (4.47m x 2.34m)

Front aspect single glazed window, carpet and storage heater.

Bathroom

Rear aspect single glazed window, wc, wash hand basin, plumbed shower, wet room flooring, extractor fan and part tiled walls.

Shared Garden

Laid to lawn area with mature planted shrubs and flowers, patio area, enclosed via fencing and hedging.

Services

Mains Electricity

Mains Water

Mains Drainage



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
**Bridge Street,
Framlingham Woodbridge**

- ****PERFECT FOR FIRST TIME BUYERS/INVESTORS****
- Grade II Listed Flat
- Shower Room
- Two Good Sized Bedrooms
- Shared Rear Garden

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers in the region of

£165,000



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Property Ref:
FLH105118 - 0028

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