Chartered Surveyors / Estate Agents

Clarke & Simpson









Church View, Albert Road, Framlingham, Suffolk IP13 9EQ

A detached two bedroom bungalow situated in a tucked away position close to the centre of Framlingham.

Guide Price £225,000 Freehold

P7725MC

Summary

Entrance Hall, sitting room/dining room and kitchen.
Two bedrooms and bathroom.
Small garden.
Hardstanding parking area.

Location

Church View is situated in a very convenient position close to the centre of the heart of the desirable town of Framlingham.

Framlingham is best known locally for its fine Medieval Castle and offers a good choice of schooling with Framlingham College, Sir Robert Hitcham's Primary School and Thomas Mills High School all nearby. The town also benefits from a good selection of shops, public houses and restaurants.

The County town of Ipswich is about eighteen miles to the south west with main line Inter City rail services to London's Liverpool Street station taking just over the hour. The Heritage Coast at Aldeburgh and Thorpeness is approximately fifteen miles and the internationally renowned Snape Maltings Concert Hall, home of the Aldeburgh Festival is about twelve miles.

Description

Church View is believed to have been built in 2007 and is ideally situated in a tucked away position just a short walk from the amenities of Framlingham.



The front door leads into the entrance hall which has a door off to the sitting/dining room. This is a bright room with windows to the south and east. A doorway leads into the kitchen which has a window to the side and a door opening out to the garden. The kitchen is fitted with a range of high and low-level cabinets with an inset one and a half bowl stainless steel sink. There is a built-in electric oven with a four ring electric hob and extractor fan above. Here there is also the wall mounted gas-fired boiler and space and plumbing for a washing machine. Bedroom one is a double room with windows overlooking the garden. Bedroom two has a window to the front of the property. The bathroom comprises a panelled bath in tiled surround, WC, handwash basin, extractor fan and a heated towel rail. The loft can be accessed via a hatch in the entrance hall. Here there is also a door to a built-in cloak cupboard.

The Outside

The bungalow is approached via an unmade track known as Albert Road. This leads to the property's parking area and small area of front garden which is mainly laid to lawn with steps leading to the front door. At the front of the property there is also a gate which opens to the rear garden which is laid to lawn and surrounded by a hedge making it secluded.

















Directions
From the Agent's office proceed south along Station Road turning right into Albert Road. Halfway along and after approximately 100 yards, turn right and the bungalow is a short way along on the right hand side.

For those using the What3Words app: ///structure.passport.thread

Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage. 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 = D (Copy available from the agents upon request).

Council Tax Band C; £2,159.58 payable per annum 2026/2027

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

Church View, Framlingham

Approximate Gross Internal Area = 54.6 sq m / 588 sq ft

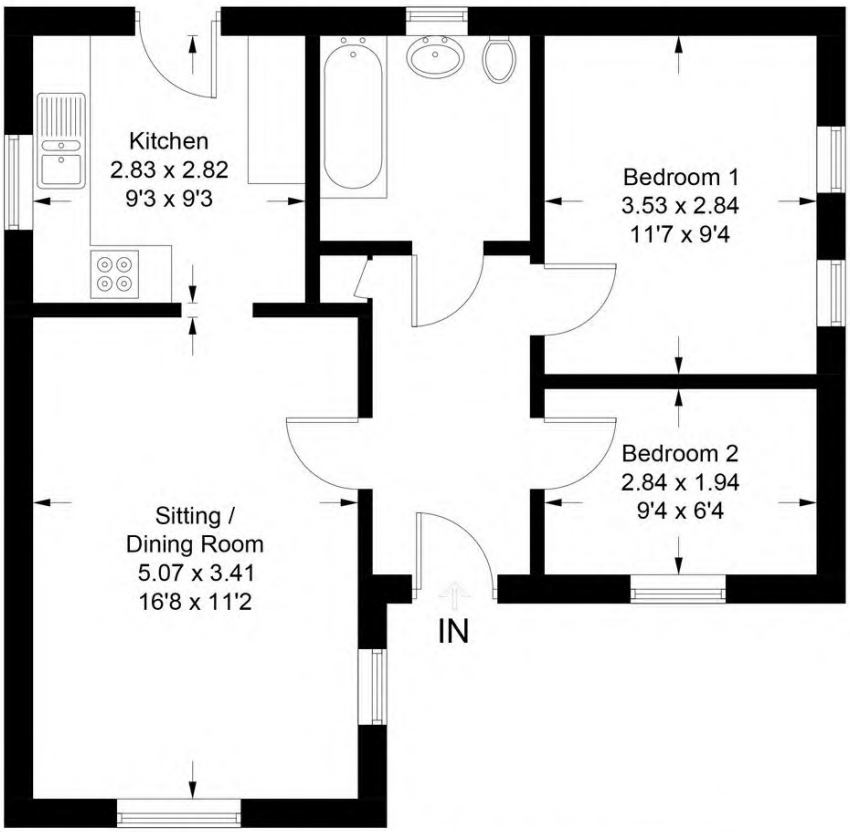


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1256416)

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.

November 2025



Clarke & Simpson

Well Close Square, Framlingham, Suffolk IP13 9DU

01728 724200 - Option 1

email@clarkeandsimpson.co.uk

www.clarkeandsimpson.co.uk

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

Clarke & Simpson