



Palmer & Partners



Double Street, Framlingham, Suffolk,
IP13 9BN
Asking Price £275,000

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- Grade II Listed
- No Onward Chain
- Full Renovation Required
- Charming Semi-Detached Home
- Two Double Bedrooms
- Two Reception Rooms
- First Floor Bathroom
- Enclosed Rear Garden



This charming two-bedroom semi-detached house, which was formerly two cottages, is located in the heart of Framlingham just a stone's throw from the vibrant high street. The Grade II listed property requires full renovation throughout, is being sold with no onward chain, and has lots of character features including exposed beams and studwork, exposed floorboards and period fireplaces. There is an enclosed rear garden and gas central heating. The accommodation

comprises an entrance lobby, two reception rooms, kitchen, first floor landing, bathroom, and two bedrooms.

The lovely market town of Framlingham lies approximately 12 miles from the historic market town of Woodbridge and approximately 18 miles from the county town of Ipswich with its direct rail links into London Liverpool Street Station. Framlingham is a great town to explore and is full of excellent shops, cafes,

restaurants and pubs with Market Hill being in the town centre which hosts markets on a Saturday and Tuesday. Standing proudly atop the hill stands the magnificent 12th Century Framlingham Castle which is surrounded by The Mere which is a natural haven full of wildlife and is popular for walkers.

Entrance Lobby: Wooden door opening out to the front, quarry tiled flooring, staircase rising to the first floor with understairs

cupboard, and a wooden door into:

Sitting Room: 14'1" x 13'9" (4.3m x 4.2m) Dual aspect with single-glazed windows to the front and rear, Inglenook fireplace with bressummer beam, two radiators, exposed studwork, doorway into the kitchen, and a door (with restricted head room) into:

Second Reception: 12' x 9'9" (3.66m x 2.97m) Wooden door opening out to the front (this would have been the front door to the second property), single-



glazed window to the front aspect, a radiator, exposed beams and studwork, brick fireplace, alcove with built-in shelving, staircase leading up to bedroom one with understairs cupboard, and a single slimline wooden door opening out to the rear garden.

Kitchen: 11'5" x 10'8" (3.48m x 3.25m) There are two wooden base level units with work surface over and a butler sink with tiled splashback, wall-mounted Vaillant boiler, a radiator, exposed beams and

studwork, brick flooring, single-glazed window to the rear aspect, and a wooden door opening out to the rear garden.

First Floor Inner Landing:

Single-glazed window to the front aspect and a stable latch door opening through to:

Main Landing: Single-glazed window to the front aspect, exposed floorboards, a radiator, period fireplace, access to the loft, and doors to the bathroom and bedrooms.

Bathroom: 9'9" x 7'9" (2.97m x 2.36m) A three-piece suite



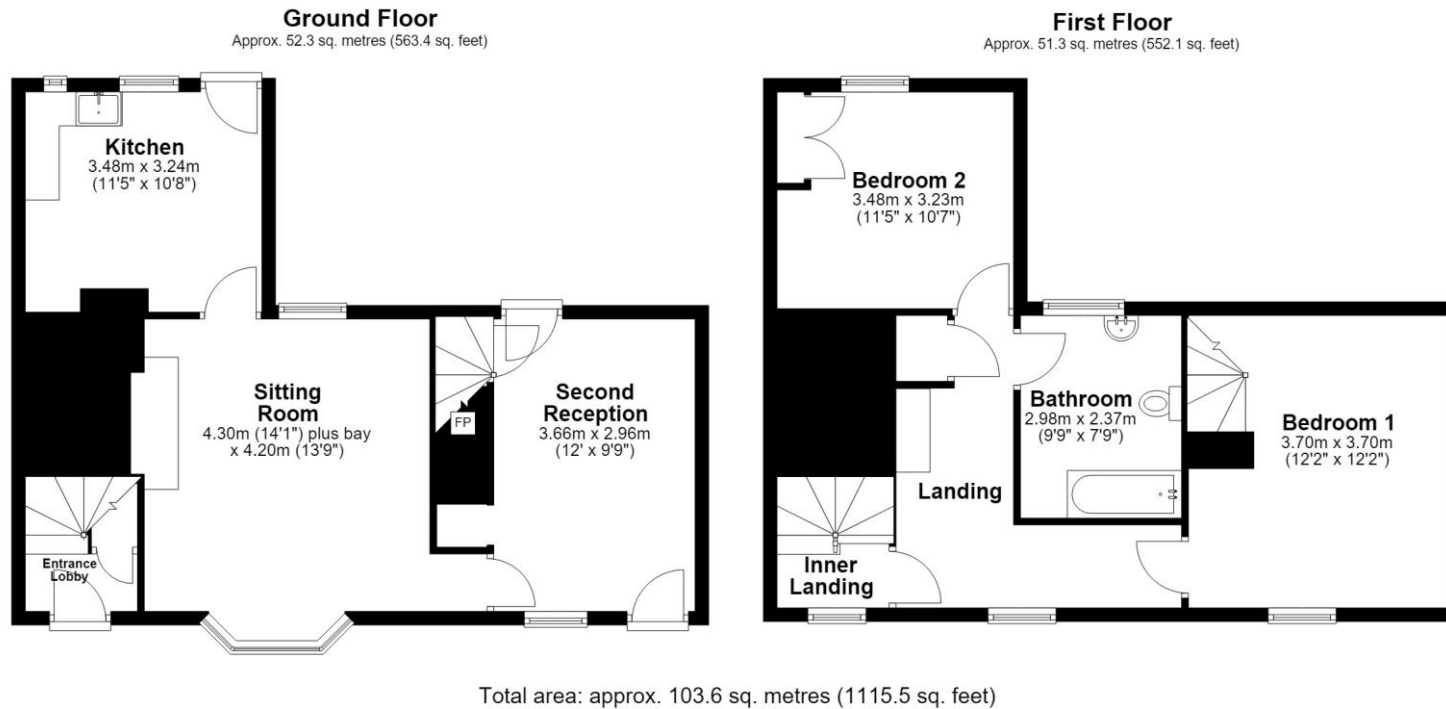
comprising a bath with Mira shower over and aquaboarding, low-level WC and pedestal hand wash basin, along with a radiator and single-glazed opaque window to the rear aspect.

Bedroom One: 12'2" x 12'2" (3.7m x 3.7m) Single-glazed window to the front aspect, exposed floorboards, radiator, access to the loft, exposed studwork, and a staircase leading down to the second reception.

Bedroom Two: 11'5" x 10'7" (3.48m x 3.23m) Single-glazed window

to the rear aspect, a radiator, exposed floorboards, and a built-in double wardrobe.

Rear Garden: The garden is fully enclosed with a feature flintstone wall to one side and panel fencing to the lefthand side and is well-stocked with a variety of shrubs and a mature tree. There is a pond, summerhouse, outside light, small hardstanding area with a covered canopy, and pedestrian gated side access.



Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

2 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: EPC Exempt

Council Tax Band: C



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