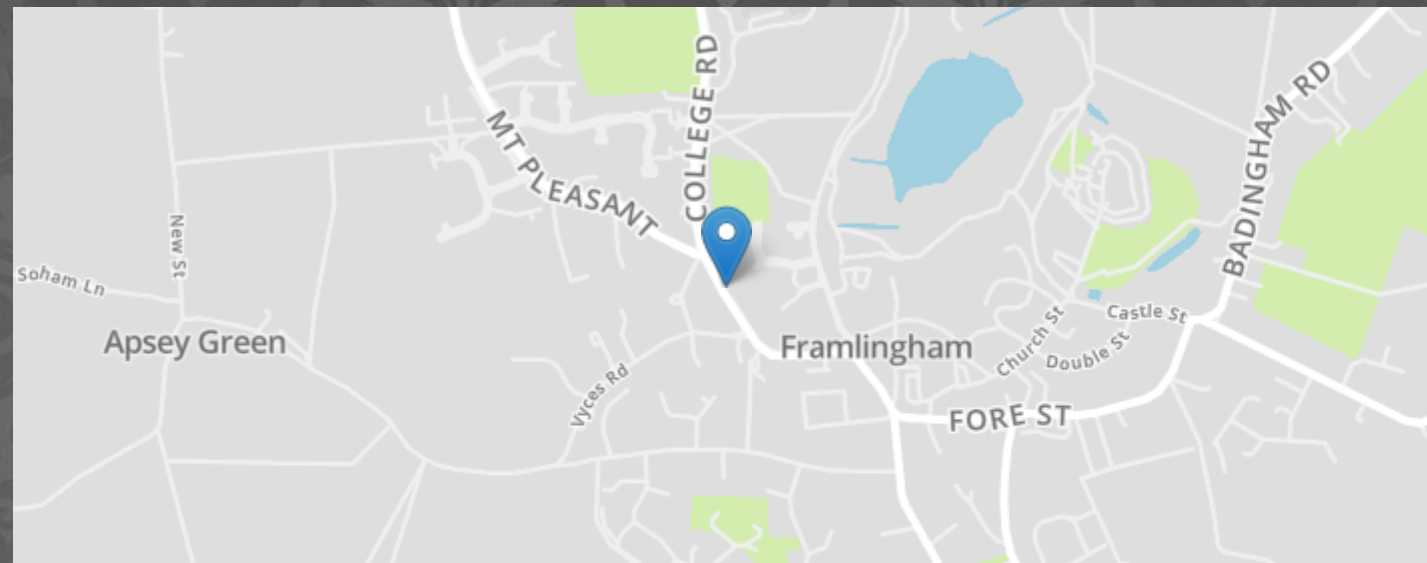


College Road, Framlingham, Woodbridge



- MARKET TOWN OF FRAMLINGHAM
- ONE BEDROOM COTTAGE
- SEPARATE KITCHEN WITH EXPOSED BEAMS AND PANTRY
- MODERN SHOWER ROOM WITH EXCELLENT STORAGE
- EASY ACCESS TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTES

- COMBINING CONTEMPORARY LIVING WITH TRADITIONAL CHARM
- SITTING ROOM WITH EXPOSED BEAMS AND FIREPLACE
- BEDROOM ONE WITH FEATURE FIREPLACE
- PRIVATE REAR GARDEN

MARKS & MANN

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MARKS & MANN



College Road, Framlingham, Woodbridge

Located in the MARKET TOWN of FRAMLINGHAM, this BEAUTIFUL one bedroom cottage offers CONTEMPORARY LIVING with TRADITIONAL CHARM. Accommodation comprises sitting room, kitchen and pantry downstairs with the bedroom and shower room upstairs. The property benefits from a good sized GARDEN and an early viewing is strongly advised to avoid disappointment.

£160,000

College Road, Framlingham, Woodbridge

Sitting room

3.51m x 3.29m (11' 6" x 10' 10") Window to front, feature fireplace (working and recently swept), exposed beams, folding door to:

Kitchen/diner

3.34m x 3.08m (10' 11" x 10' 1") With window and external door to rear, overlooking and leading into the garden. Exposed beams and range of matching base and eye level units with worktops over, sink, built-under single oven with hob and extractor over, integral slimline dishwasher, space for a fridge/freezer and space and plumbing for a washing machine. Underfloor heating, stairs, with understairs storage area, leading to the first floor and a door to the pantry.

First floor landing

Window to rear, doors to the bedroom and shower room.

Bedroom one

3.56m x 3.18m (11' 8" x 10' 5") Window to front, feature fireplace.

Shower room

3.33m x 2.25m (10' 11" x 7' 5") Window to rear, modern suite comprising a double shower, hand wash basin and WC with multiple built-under units providing excellent storage.

Outside

The rear garden has a patio area to the immediate rear of the property, ideal for outdoor entertaining, with the remainder mainly laid to grass, enclosed by wooden fencing.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band A.
EPC rating C.
Our ref: SM/elr.

Location

The market town of Framlingham is well known for its twelfth century castle and church, the Market Hill and is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. There is an independent secondary school, Framlingham College, plus the world award winning state secondary school Thomas Mills, as well as a primary school. Wickham Market train station is approximately five miles away with links via Ipswich Liverpool Street and the Heritage Coastline at Aldeburgh lies approximately 17 miles away.

Directions

Using a SatNav, please use IP13 9EP as the point of destination.

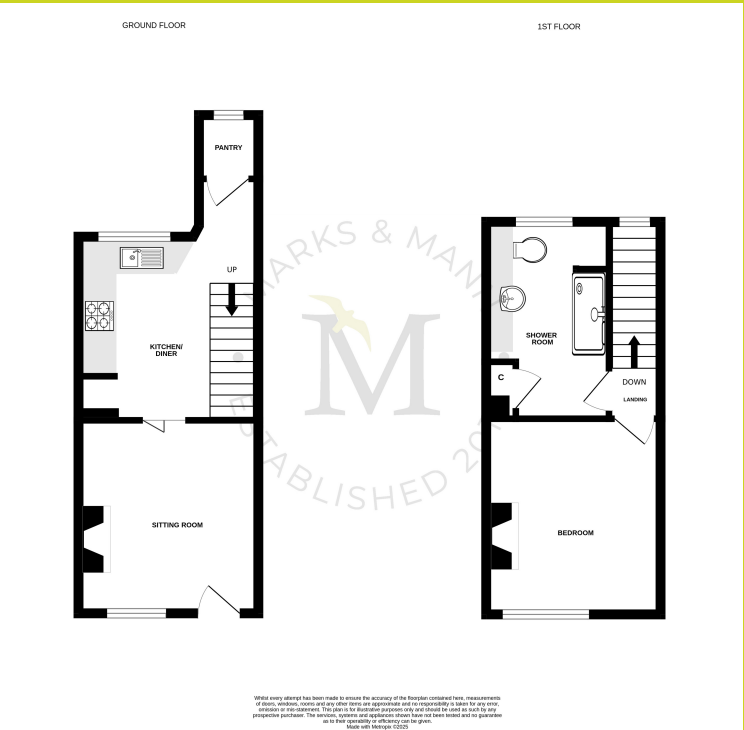
College Road, Framlingham, Woodbridge

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Anti-Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

