

Surrey Close, Framlingham, Suffolk, IP13 9SJ

Offers In Excess Of: £200,000



- Walking Distance of Market Hill
- Stunning Views Over Town & Church
- Two Bedroom Mid Terrace House
- Refitted Kitchen & Shower Room
- Two Allocated Parking Spaces
- Lovely Landscaped Rear Garden
- Replacement Boiler & Pressurised Hot Water System

Nestled in a quiet cul-de-sac position within walking distance of Market Hill in Framlingham and offering stunning views over Framlingham and St. Michael's Church from the rear, lies this beautifully presented two double bedroom mid terrace house. This lovely home benefits from two allocated parking spaces, landscaped rear garden with replacement panel fencing, double glazing throughout, gas central heating via replacement Worcester boiler, replacement pressurised hot water system, and would make an ideal first time / investment purchase.

As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, modern refitted kitchen with the replacement boiler, lounge / dining room which opens onto the decking, first floor landing, two double bedrooms, and modern refitted shower room.

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 located 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.



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	