



Kings Avenue, Framlingham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

01728 724566
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A mid terraced THREE BEDROOM property within walking distance of Framlingham. Great first time buy or investment as in need of modernisation ** LARGE GARDEN TO FRONT AND REAROUTBUILDINGS**NO ONWARD CHAIN****

LOCATION Kings Avenue is ideally situated for all the amenities that this great market town offers. 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 and a primary school. Wickham Market train station is approximately 5 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.

Guide Price: £217,500

- **NO ONWARD CHAIN**
- **IN NEED OF MODERNISATION**
- **ENTRANCE HALL**
- **SITTING ROOM**
- **DINING ROOM**
- **KITCHEN**
- **MAIN BEDROOM**
- **TWO FURTHER BEDROOMS**
- **FAMILY BATHROOM**
- **LARGE GARDENS TO FRONT AND REAR**



KINGS AVENUE - INTERIOR An entrance door welcomes you into the Entrance Hall where there is a deep understairs storage cupboard. A shelved pantry with a window sits next to the stairs rising to the first floor. To the left is the Dining Room with a window overlooking the front garden and an opening leads into the Sitting Room which has a chimney stack where there was originally an open fire to the left of the fireplace is the airing cupboard with shelving and immersion heater and to the right are cupboards with a worktop over and with cupboards above. There is a window overlooking the rear, south facing garden. A door leads through to the back into the hallway from the Sitting Room and to the left of that is the Kitchen which has space for an oven, fridge/freezer and washing machine. There is a built-in stainless-steel sink and drainer with taps over and a wall cupboard above with a window to the side and a back door leading out to the rear garden. Upstairs there is a small landing window. The Main Bedroom has a recess perfect for a wardrobe. There is a window overlooking the large south facing rear garden. There are two further bedrooms both overlooking the front garden. The Family Bathroom has a bath with taps over, wall mounted wash hand basin with an opaque window above. There is a separate wc with a window above. This completes the accommodation and would suit a variety of purchasers. Call 01728 724566 for a viewing.



KINGS AVENUE - EXTERIOR To the front of the property there is a large lawned area which could be converted to parking subject to the necessary planning. There is a path leading to the Entrance Door. To the side there is an archway with two large sheds and a gate leading to the rear of the property. The garden has a brick built shed and is laid to lawn. Please note there is no fencing to the right-hand side.



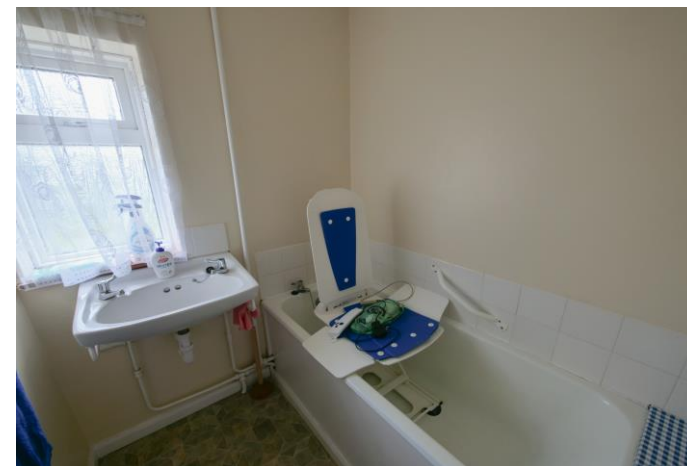
TENURE - The property is freehold and vacant possession will be given upon completion.

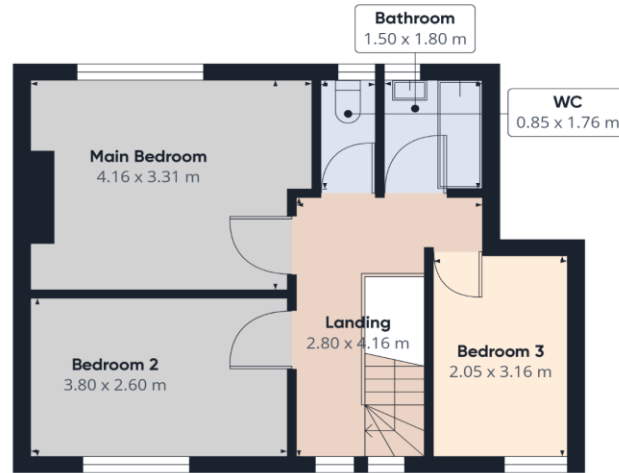
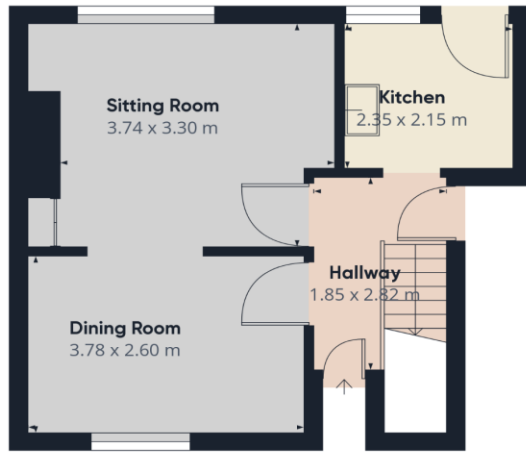
LOCAL AUTHORITY - East Suffolk **Tax Band:** B **EPC:** D **Postcode:** IP13 9HD

SERVICES - Electric heating throughout, mains drains, water and electricity, mainly double glazed throughout.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are included in the sale.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing





Approximate total area[®]
74.36 m²



Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

