

A very well presented three bedroom Georgian townhouse with west facing rear garden and parking in the centre of the town.

Guide Price
£370,000 Freehold
Ref: P7619/J

1 The Limes
College Road
Framlingham,
Suffolk
IP13 9ET



Entrance hall, 15' sitting room, kitchen/dining room, snug and cloakroom.

Three bedrooms and bathroom.

West facing landscaped rear garden.

Two useful storage sheds.

Garage and parking.

Contact Us



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Location

1 The Limes is set along College Road, within walking distance of the centre of the town. Nearby are the doctors surgery, Sir Robert Hitcham's CEVA Primary School & Nursery, Thomas Mills High School and Framlingham College. There is a good selection of independent shops and businesses within the town including cafés, restaurants, hairdressers, antique shops, a travel agency, nursery, vets and delicatessen. Framlingham is also home to the Crown Hotel and a Co-operative supermarket. In recent years Framlingham has often featured as the number one place to live in the country, and is perhaps best known for its magnificent castle.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from the town into the surrounding countryside, and amenities such as golf in nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is nearby (10½ miles), and there is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with easy access to the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street, scheduled to take just over an hour.

Description

1 The Limes is a very well presented three bedroom extended Georgian townhouse, that is located just a short walk from all the amenities the historic market town of Framlingham has to offer.

The property presents extremely well throughout, with a delightful entrance hall, with what is believed to be the original tiled flooring, and this connects well with the open plan kitchen/dining room, that is extremely well fitted, delightful sitting room with wood burning stove that overlooks the rear garden, and the snug. There is also a useful compact WC, for visiting guests. On the first floor there are two good size double bedrooms, together with a third bedroom that is currently used as a study/hobby room. Given the elevated position of 1 The Limes, all the bedrooms enjoy good views over the surrounding roofscape, and with the front bedroom enjoying a view towards St Michaels Church and, during the winter months, the castle.

Outside the front garden is enclosed within iron railings and is laid to granite chips/stones. The rear garden is a delightful area; it is terraced, with a clever landscaped design which allows you to enjoy the sun during different times of the day. There are also two useful storage sheds.

In addition, the property benefits from its own garage and car parking space, but these are set slightly away from the property, a very short walk to the north along College Road, where a communal garage and parking area will be found on the left hand side.











1 The Limes, Framlingham

Approximate Gross Internal Area = 103.2 sq m / 1111 sq ft

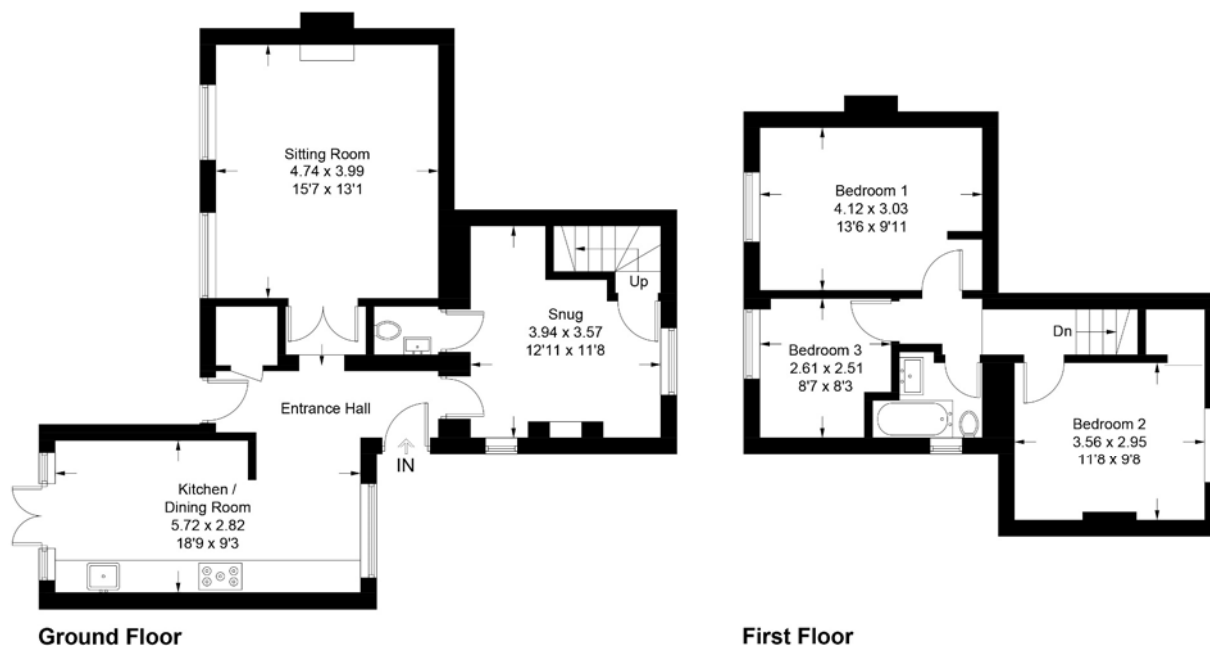


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1201429)

Viewing Strictly by appointment with the agent.

Services Mains water, electricity, gas and drainage connected. Gas fired boiler serving the central heating and hot water systems.

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 = C (77) A full copy of the report is available from the selling agents.

Council Tax Band C; £1,997.25 payable per annum 2025/2026

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

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.
3. The Vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

May 2025



Directions

From the Agent's office proceed north along College Road. Pass the turning to Mount Pleasant and the property will be found a short way along on the left hand side.

For those using the What3Words app:
[///feast.regretted.plug](https://www.what3words.com/#!/en/feast-regretted-plug)



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