

An exceptionally well presented, end of terrace, three bedroom town house with south facing gardens, located just a short walk from the amenities of the town of Framlingham.

Guide Price
£280,000 Freehold
Ref: P7650/B

15 Mayhew Road
Framlingham
Woodbridge
Suffolk
IP13 9FF



Entrance hall, open-plan living/kitchen/dining room and cloakroom.

Two first floor bedrooms and family bathroom.

Principal bedroom on the second floor.

South facing garden to rear.

Off-road parking for two vehicles on private driveway.

Contact Us



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Location

15 Mayhew Road is located just a short walk from the amenities of the historic market town of Framlingham which is perhaps best known for its magnificent castle that is managed by English Heritage. This thriving town boasts a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Off the Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School and Thomas Mills High School are both well regarded. There is also Framlingham College, which is served by its prep school at Brandeston Hall some 5 miles away.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside and amenities such as golf in the nearby locations of Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). 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 popular destinations such as 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 Station, scheduled to take just over the hour.

Description

15 Mayhew Road is an exceptionally well presented, three bedroom, end of terrace town house located on a popular residential development, a short walk from the amenities of the town. The property is being sold with the remainder of a 10 year LABC warranty which commenced in 2017. The accommodation is well laid out over three stories, benefitting from a south facing garden to the rear and off-road parking for vehicles on a private driveway to the side.

Entering from the front of the property into the entrance hall, there are stairs that rise to the first floor landing, with wall mounted radiator and opening through to the open-plan living/kitchen/dining room. This is a light dual aspect room with window to the front and French style doors that open out onto the garden. The kitchen area has a matching range of fitted wall and base units, with one and a half bowl stainless steel single drainer sink unit with mixer tap over, recessed into a roll top worksurface, with a four ring gas hob with extractor hood over and electric oven under and central breakfast bar. There is also space and plumbing for a washing machine. The central feature of the sitting area is an electric vapor fire with surround, wall mounted radiator and part panelled walls. The flooring through the entrance, kitchen/living and dining room is hardwearing Amtico flooring. There is a door from the sitting room to the downstairs cloakroom which comprises a close coupled WC with shelf above, wall mounted radiator, wall hung basin with taps over, tiled splashbacks and extractor fan.

There are stairs that raise to the first floor landing with doors off to the bedrooms. Bedroom two is a double bedroom with window to the rear and wall mounted radiator. Bedroom three is a single room which is currently used as a nursery with two windows to the front and wall mounted radiator. The family bathroom comprises an obscure window to the side, panelled bath with mixer tap over and handheld shower attachment, with mains fed shower over, bath screen and tiled surround, pedestal hand wash basin with taps over, close coupled WC and wall mounted radiator. Stairs that rise from the first floor landing lead to the second floor landing where there is a large built-in, useful storage cupboard and door to the principal bedroom. This is a large double room with two Velux windows to the front and one to the rear, some over stairs storage, wall mounted radiator and access to the loft.

The property benefits from gas fired central heating and UPVC double glazing throughout.

NB: It should be noted that there is an annual maintenance charge for the development of £175. Please ask the agent for further details.

Outside

The property is approached from the highway via a driveway to the side with a pathway leading to the front door over an open-plan garden. There is gated access to the south facing rear garden. This has been professionally landscaped to include a paved terrace area immediately behind the property, an area of professionally fitted astro turf with a further block paved terrace with pergola over and an area of gravel to the side which is enclosed by panel fencing. There are two timber sheds providing useful storage.



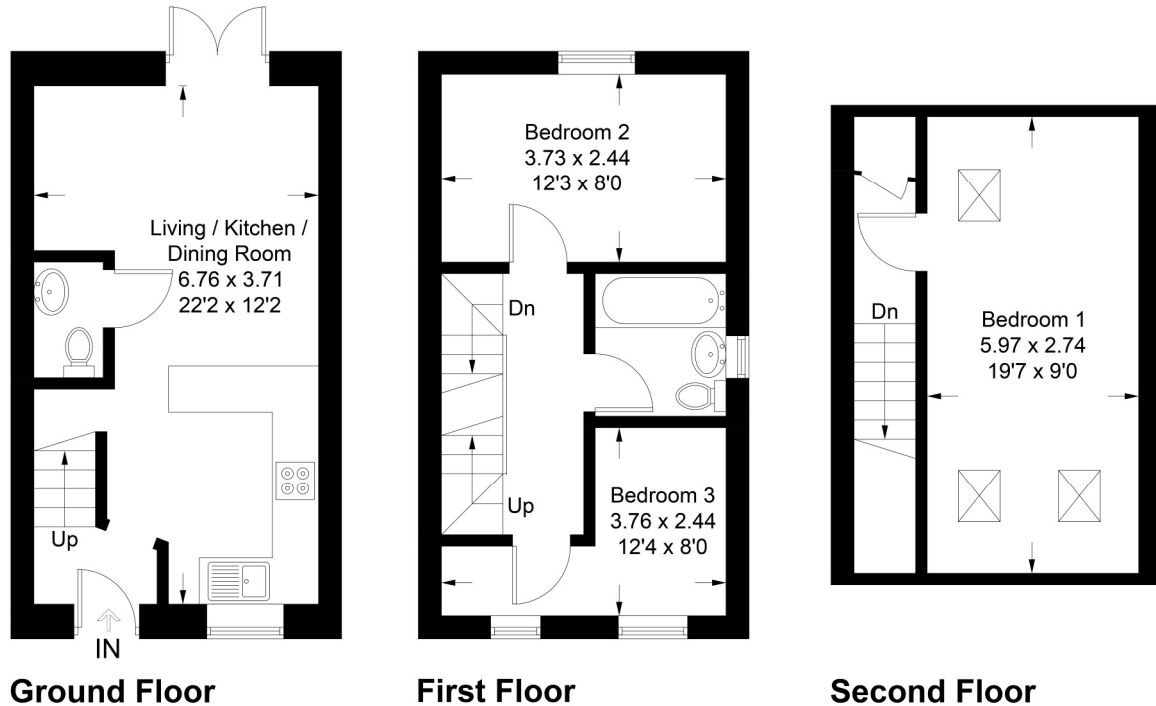






15 Mayhew Road, Framlingham

Approximate Gross Internal Area = 73.7 sq m / 793 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity.

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 = B (Copy available from the agents upon request).

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.

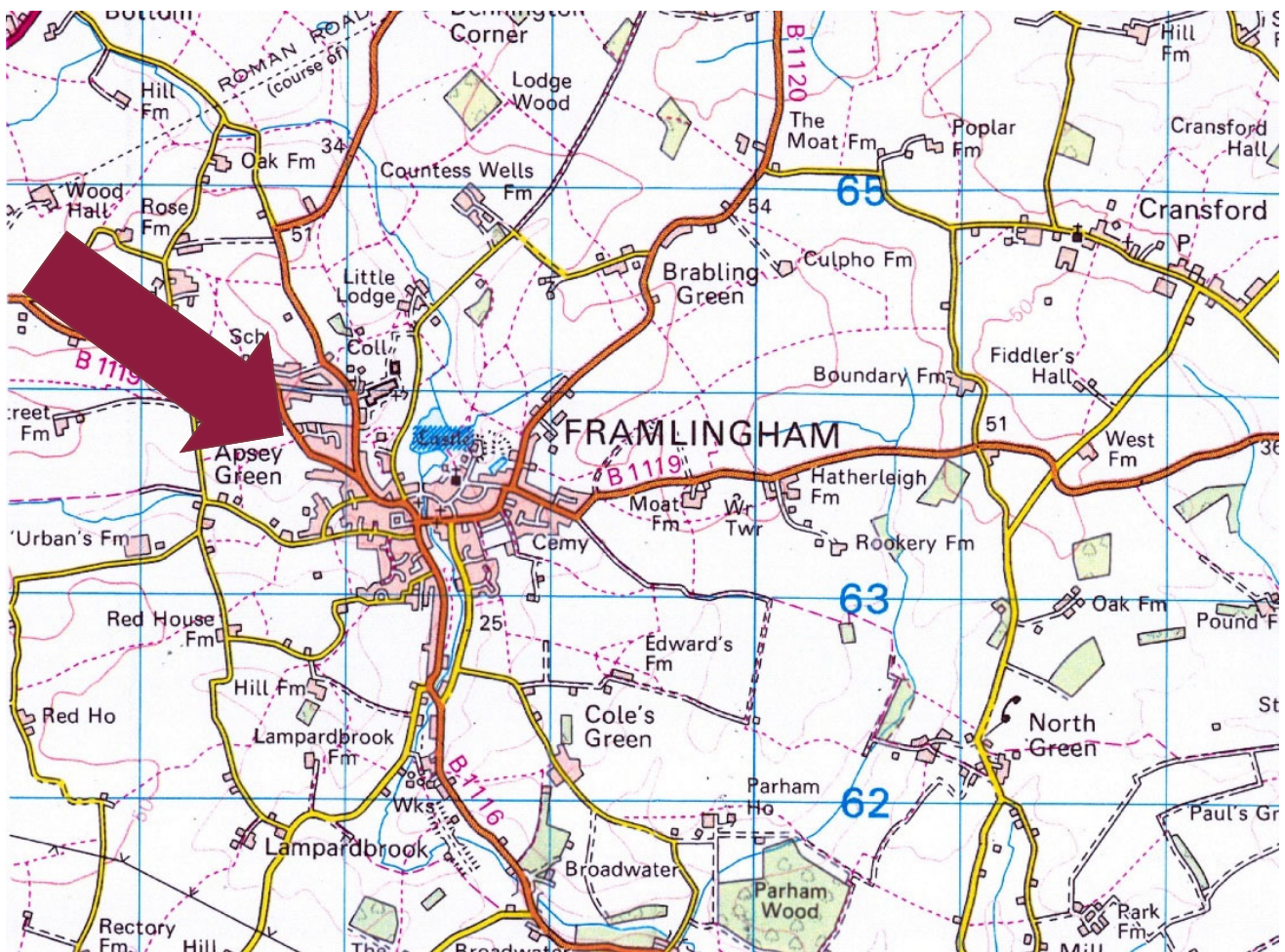
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

June 2025

Directions

Leaving the agent's office, proceeding up College Road, bearing left into Mount Pleasant, continue to the top of the hill and Mayhew Road can be found as a turning on the left hand side. Continue into Mayhew Road and the property can be found a short distance on the left hand side.

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