

A beautifully presented three bedroom town house, with landscaped rear garden set along College Road just a short walk from the centre of Framlingham.

Guide Price
£450,000 Freehold
Ref: P7684/J

71 College Road
Framlingham
Woodbridge
Suffolk
IP13 9EU



Entrance hall, 20' sitting & dining room, drawing room, kitchen/ breakfast room and cloakroom.

Principal bedroom with dedicated dressing area, two further double bedrooms and refurbished bathroom.

Terraced, landscaped rear garden.

Outbuilding/studio.

Contact Us



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Location

The property 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

This delightful period property, which is just a short walk from the centre of the town, offers beautifully presented accommodation throughout.

Possibly dating from the late 18th or early 19th century, 71 College Road is a timber framed property with an impressive brick and flint frontage, that occupies a prominent position along College Road and enjoys views towards the castle, church tower and across the surrounding roofscape.

The vendor has almost entirely redecorated the property internally, as well as the external render and woodwork at the rear, and refurbished the bathroom. The vendor has also cleverly repurposed some of the storage areas and cupboards, to create a 'utility cupboard' just off the kitchen/breakfast room as well as a dressing area serving the principal bedroom, that is fitted with hanging rails and drawer units.

Extensive works have also been undertaken to the rear garden, which has been landscaped to create a delightful terraced garden with some mature planting and pleached trees. Facing in a westerly direction this enjoys the sun during the latter part of the day and into the afternoon. There is also a separate, side access to the rear garden via a right of way through the neighbour's property.

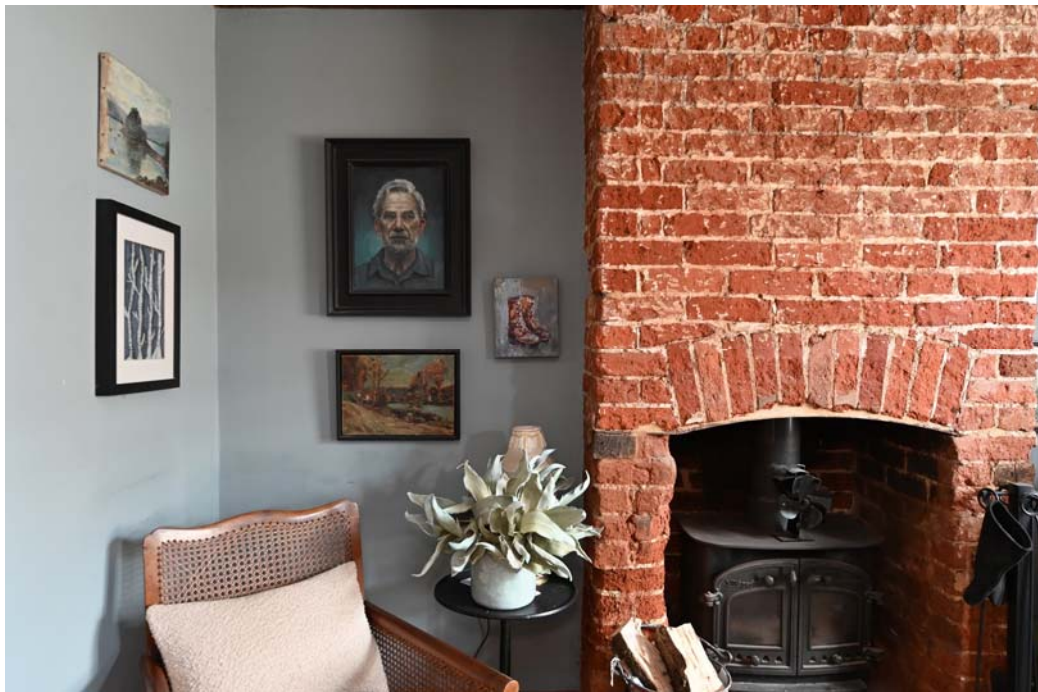
Whilst the property does not have any dedicated parking, there is unrestricted parking available along College Road.















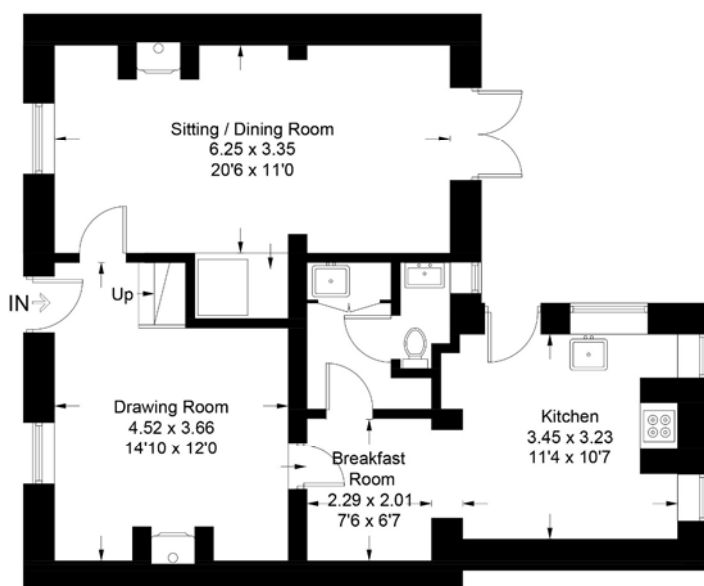




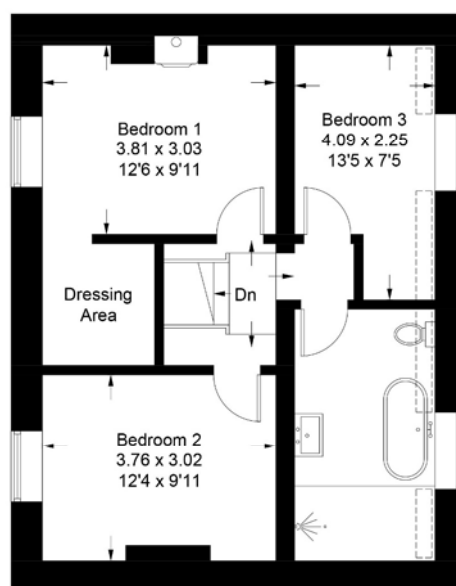
71 College Road, Framlingham

Approximate Gross Internal Area = 118.3 sq m / 1273 sq ft

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1225975)

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, electricity and gas 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 = D (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.

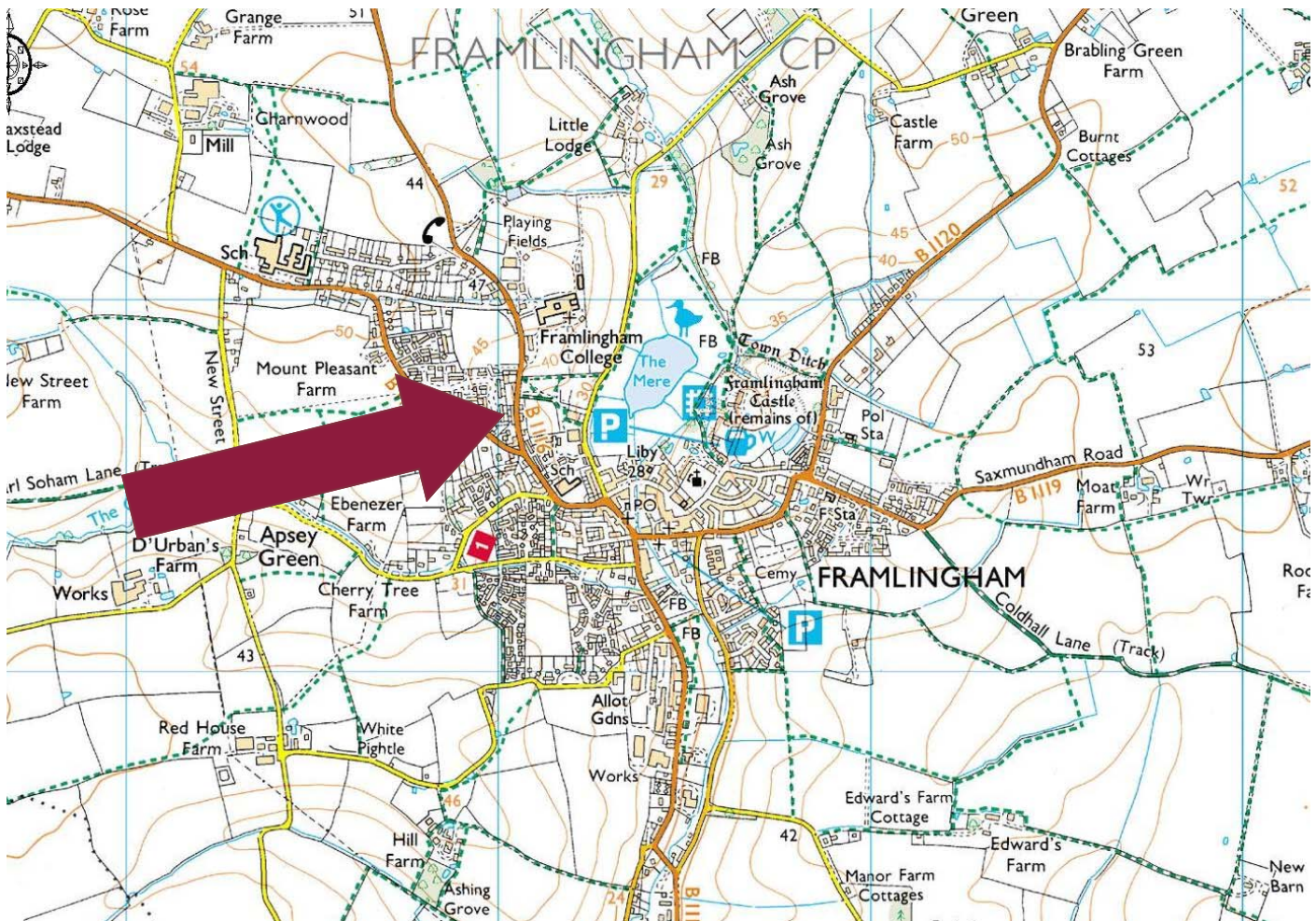
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

July 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: /// decimal.tycoons.starlight



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