

A three bedroom, mid-terrace, former local authority house located on the outskirts of the popular market town of Framlingham.

Guide Price
£165,000 Freehold
Ref: P7674/B

31 Kings Avenue
Framlingham
Woodbridge
Suffolk
IP13 9HD



Entrance hall, sitting room, kitchen/dining room with utility area, ground floor bathroom and separate WC.

Three first floor bedrooms.

On-street parking.

Open-plan garden to front and generous garden to rear abutting farm land.

Secure store to front.

No onward chain.

Contact Us



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Location

The property is located on the outskirts of the popular market town of Framlingham. Framlingham is probably best known for its fine Medieval Castle but also benefits from a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency, nursery, vets and delicatessen. It is also home to the Crown Hotel, a Co-operative supermarket and doctors' surgery. The town also benefits from Sir Robert Hitcham's CEVA Primary School & Nursery, Thomas Mills High School and Framlingham College.

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 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

31 Kings Avenue is a three bedroom, mid-terrace, former local authority house with brick elevations under a pitch tiled roof. The property offers well laid out accommodation over two floors but is now in need of some renovation and refurbishment.

From the side of the property, the front door opens into the entrance hall with stairs that rise to the first floor landing and a door that opens into the sitting room. This is a well proportioned room with large window to the front, obscured window to the side, built-in cupboard, laminate style flooring and floor mounted night storage heater. A door from the sitting room leads into the kitchen/dining room with utility area. This is another good size room with large window to the rear, a matching range of fitted wall and base units and stainless steel single drainer sink unit with taps above inset into roll top worksurfaces with tiled splashbacks. There is space for an electric cooker and space and plumbing for a washing machine and further appliances. There is a floor mounted electric storage heater and a door to the rear lobby where there is a partially glazed door to the garden, tiled floor and night storage heater. A door from here leads to the bathroom with obscured window to the side, panel bath with mixer tap over and drencher and handheld attachment above, extractor fan and wall hung handwash basin. A further door from the rear hall leads to the separate WC with obscured window to the rear and low-level WC.

Stairs rise to the first floor landing with window to the rear, access to the loft and floor mounted night storage heater. A door from here leads to bedroom one which is a good size double bedroom with window to the front and floor mounted night storage heater. Bedroom two is a further double bedroom with window to the rear, built-in airing cupboard with pre-lagged water cylinder and slatted shelving and floor mounted night storage heater. Bedroom three is a single bedroom with window to the front and floor mounted night storage heater.

Outside

The property is approached from the highway via a shared pathway that leads to numbers 30 and 31. There is a covered walkway to the front door of number 31 and to the secure storage at the front. The front garden is mainly laid to lawn. To the rear there is a generous size garden which is predominantly laid to lawn and is enclosed by close board fencing and chain link fencing overlooking farmland to the rear. Immediately behind the property is a concrete hardstanding and a pathway that leads to the remainder of the garden. It should be noted that the garden to the rear is bisected and that immediately to the rear of the property is a right of way in favour of number 31 through the rear of number 32 for pedestrian access for bins etc. There is also a right of way in favour of number 30 across the rear of number 31 and 32 for the same.

Note to Interested Parties

Please read and absorb the agents notes listed towards the end of these particulars.

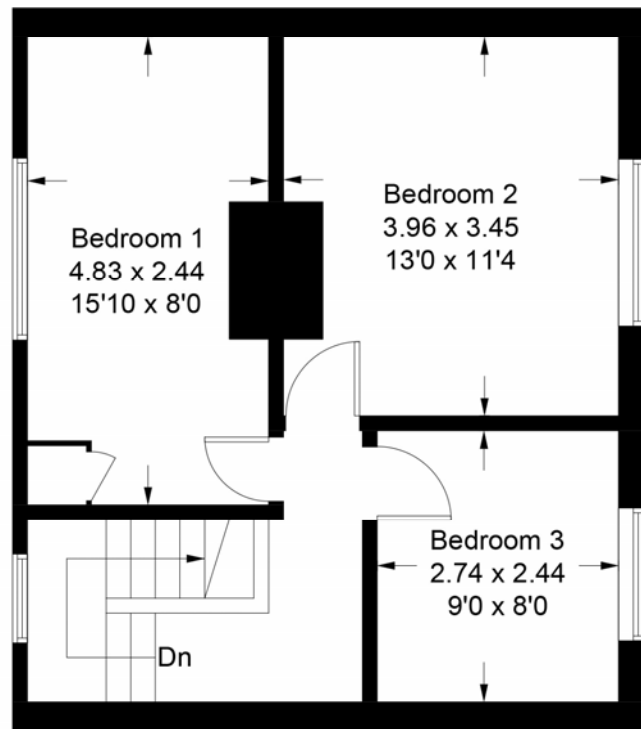




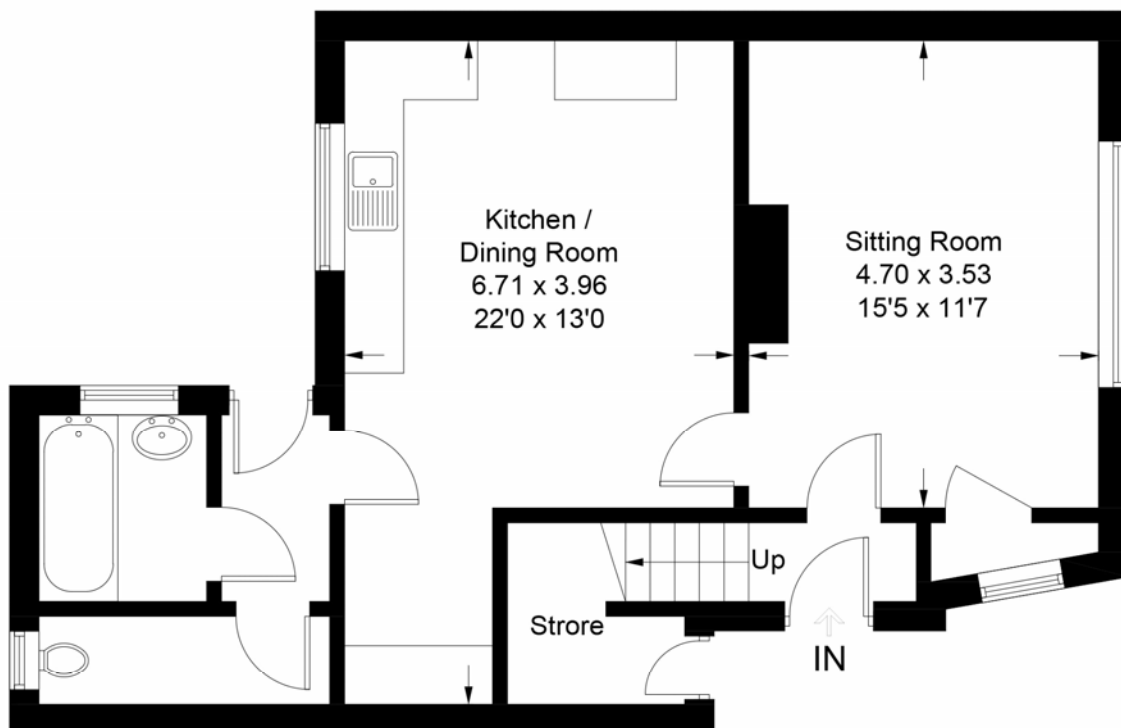


31 Kings Avenue, Framlingham

Approximate Gross Internal Area = 96.6 sq m / 1040 sq ft



First Floor



Ground Floor

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Night storage heaters.

Maintenance Charge The property has an annual grounds maintenance fee of £44.13 per annum.

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 B; £1,747.60 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 Flagship Housing Ltd does require offers to be accompanied by a completed Declaration of Interest form and a Buyer Qualification form which are available from the Agent. In cases where applicants are purchasing the property with cash funds, the vendor requires exchange and completion to take place within 28 days of instructing legal representatives and reserves the right to abort the sale if this condition is not met.
4. Annual Ground Maintenance Charges of £44.13
5. The property must be marketed for a minimum of 14 days before any offers are to be considered.
6. Please also note that all properties built before 2000 will have some degree of asbestos, a report may be available to obtain from Flagship but buyers are encouraged to conduct their own searches.
7. There is an engrossment fee of £150 payable by the purchaser upon completion.
8. Flagship have requested a Regulated Drainage & Water Search and a Regulated Local Authority Search, the cost of which the Buyer will be responsible for on completion. A clause to this effect will be included in the sales contract. We are unable to guarantee that the search results will be available prior to a sale being agreed but will provide the search report once this is available. We cannot be liable for any adverse results which may be revealed when the search is produced and the buyer must rely on their own searches, survey and inspection.
9. On completion the Buyer shall be required to reimburse the Seller the cost of the searches totalling £130.00.
10. Any prospective buyer interested in adding additional units, subdividing the garden, or altering the property's use will be required to obtain a release of covenant from Flagship Ltd, along with the necessary permissions.
11. Flagship Housing Ltd have a restriction against use of the property as a House of Multiple Occupation (HMO). The incoming purchaser may wish to explore a release of this restrictive covenant with Flagship Housing Ltd directly.
12. The garden to the rear is bisected and that immediately to the rear of the property is a right of way in favour of number 31 through the rear of number 32 for pedestrian access for bins etc. There is also a right of way in favour of number 30 across the rear of number 31 and 32 for the same.

August 2025



Directions

Leaving the agent's Framlingham office, proceed in a westerly direction onto College Road. Continue up the hill past Framlingham College taking the next left hand turn into Kings Avenue where the property can be found a short way down on the right hand side identified by a Clarke and Simpson For Sale board.

What3Words location: ///fishery.secrets.overt



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.



DECLARATION OF INTERESTS BY PROSPECTIVE BUYERS

Property Address:

This declaration is designed to prevent conflicts of interests between Flagship Housing Limited and prospective buyers of property from Flagship Housing Limited.

As a result of this declaration Flagship Housing Limited may not be able to sell a property to you if you are an employee or Board Member of Flagship Housing Limited or if you are a contractor, consultant or supplier to Flagship Housing Limited or if you are related to or a close personal friend of an employee or a Board Member or a contractor, consultant or supplier to Flagship Housing Limited.

The definition of a “relative” includes – Parents, spouse, domestic/civil partner, child, grandchild, siblings/siblings in-law, step relative or any member of your household.

The form below is for you to declare if you are a Board Member, an employee or a contractor, consultant or supplier to Flagship Housing Limited or a relative or close personal friend of a Board Member, an employee or a contractor, consultant or supplier.

Parties purchasing in joint or under company name must complete **separate DOI forms** for each individual involved in the purchase. This includes all named Directors of the company, for example: *John Doe (on behalf of Jane Doe Ltd)*.

1	Name of individual completing DOI		
2	Date of declaration		
3	Please answer the following questions by crossing out Yes/No as appropriate		
3a	Are you a current employee of Flagship Housing Limited?	Yes	No
3b	Are you a current board member of Flagship Housing Limited?	Yes	No
3c	Are you a principal proprietor, director or employee of any company, firm or practice with which Flagship Housing Limited does business	Yes	No
3d	Are you an employee of the Local Authority or member of a Town or Parish Council or other likeminded organisation working in partnership with Flagship Housing Limited?	Yes	No
3e	Are you related to someone who falls into the category of 3a, 3b, 3c, or 3d above?	Yes	No
3f	Are you a close personal friend to someone who falls into the category of 3a, 3b, 3c, or 3d above?	Yes	No
4	If you have answered 'Yes' to any of Q3, please detail the name(s) of those concerned		



5	Signed	
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IF PURCHASING AS A COMPANY, PLEASE COMPLETE THE FOLLOWING DECLARATION IN ADDITION TO OVERLEAF

To satisfy our Regulator, please cross out Yes/No as appropriate to provide specific confirmation that your company **is not** any of the following:

Is the company a registered provider of social housing? (current or intended)	Yes	No
Is your company a non-registered organisation providing social housing?	Yes	No
Is your company a charity? (whether registered with the charity commission or not)	Yes	No
Please provide the name(s) of any additional Director(s) for your company		
Signed		



Buyer Qualification

Buyer/s name/s:

Purchased property address:

Purchaser type: (Circle the correct response)

First time buyer

Buy to Let

Investor

Owner/Occupier (buy to live)

Other:

Funding: (Circle the correct response)

Mortgage

Bridging Loan

Cash

Cash from sale

Gift

Other:

As a cash buyer I can confirm that I will be in a position to exchange contracts within 28 days as required by Flagship Housing Limited.

Signed: