

A former Foresters Hall (community hall) incorporating a two bedroom house with residential status, located in the heart of the popular town of Framlingham.

Guide Price
£275,000 Freehold
Ref: P7409/B

6 Albert Road
Framlingham
Suffolk
IP13 9EQ



Foresters Hall - Entrance, large open plan hall, ladies and gents WCs, kitchen, large store, cellar and kitchenette.

House - Sitting room, two first floor bedrooms, bathroom and a separate WC.

Off-road parking for one vehicle.

Contact Us



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Location

Framlingham is home to a good selection of independent shops and businesses, including cafes, a bakery, hairdressers, antique shops, a travel agent, hardware shop and delicatessen. It is also home to the Crown Hotel and Co-Operative supermarket, both of which are in easy walking distance of the property. The market is held twice weekly on the hill with a good range of stalls, including fishmongers, cheese and vegetable stalls. Framlingham is perhaps best known for its magnificent castle and mere, which provide open countryside in the centre of the town. Away from the centre of the town are a number of other businesses providing day-to-day services, including a medical centre, vets and schools. Both Sir Robert Hitcham's Primary School and Thomas Mills High School are highly regarded by the local community. The historic church is close to the property and holds regular services.

In the wider area there is the world-famous Snape Maltings Concert Hall and RSPB Minsmere, and, of course, it is easy to get to the beautiful Suffolk coast, with the popular seaside towns of Southwold, Aldeburgh and Orford being within easy reach by car. The county town of Ipswich is approximately 18 miles away and from here there are regular train services to London Liverpool Street station that take just over an hour. There is also the East Suffolk trainline from Campsea Ashe, along with regular bus services to Ipswich as well. The bus stop is close to the property.

Description

6 Albert Road, Framlingham is an unusual property consisting of a former Foresters Hall (former community hall) now with residential status and incorporating a two bedroom house.

The property was purchased by the current vendors with the intention of renovating and remodelling, but due to a change of circumstances is being offered with potential to redevelop, subject to gaining any relevant planning permissions and consents.

The accommodation comprises a porch, meeting hall, store room, sitting room, former bar area, ground floor cellar area, kitchen and WCs on the ground floor. On the first floor there is a large double bedroom, a single bedroom, bathroom and separate WC.

Outside

Outside there is a small rear courtyard with a pathway to the rear of the building giving access to Albert Road. There is also a single off-road parking space.



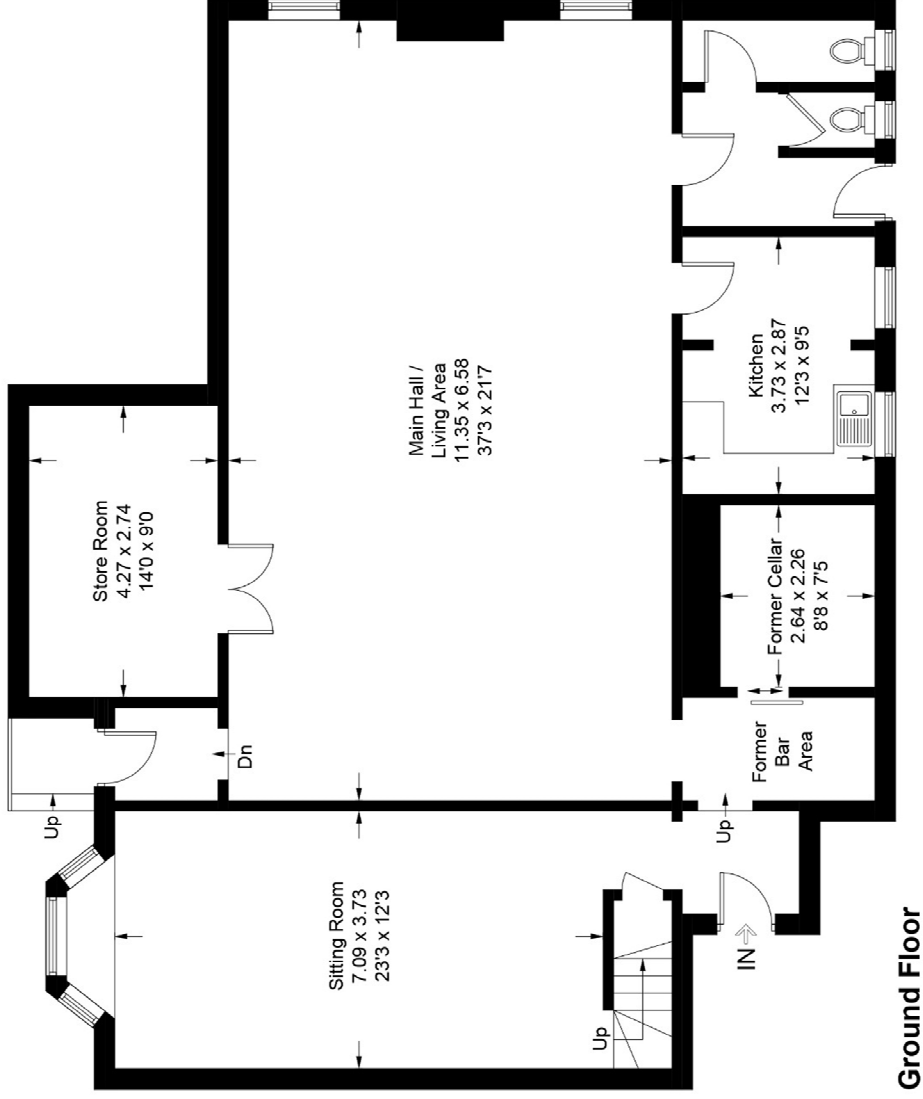




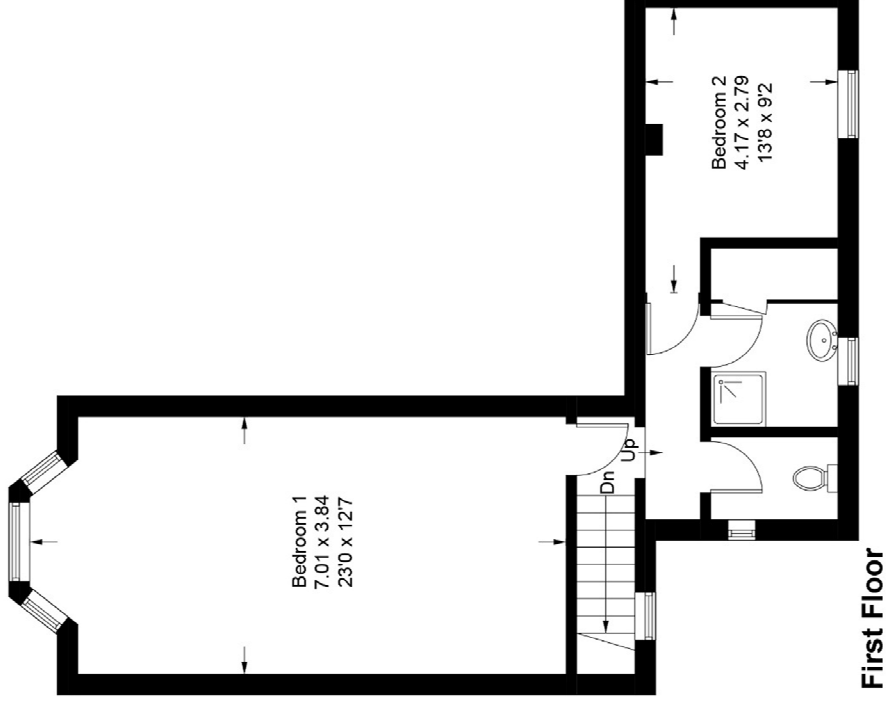
FORESTERS
HALL 1886.

6 Albert Road, Framlingham

Approximate Gross Internal Area = 210.6 sq m / 2267 sq ft
(Including Garage)



Ground Floor



First Floor

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, electricity and gas.

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 = E (full report available from the agent).

Council Tax Band D; £2,146.46 payable per annum 2024/2025.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

NOTES

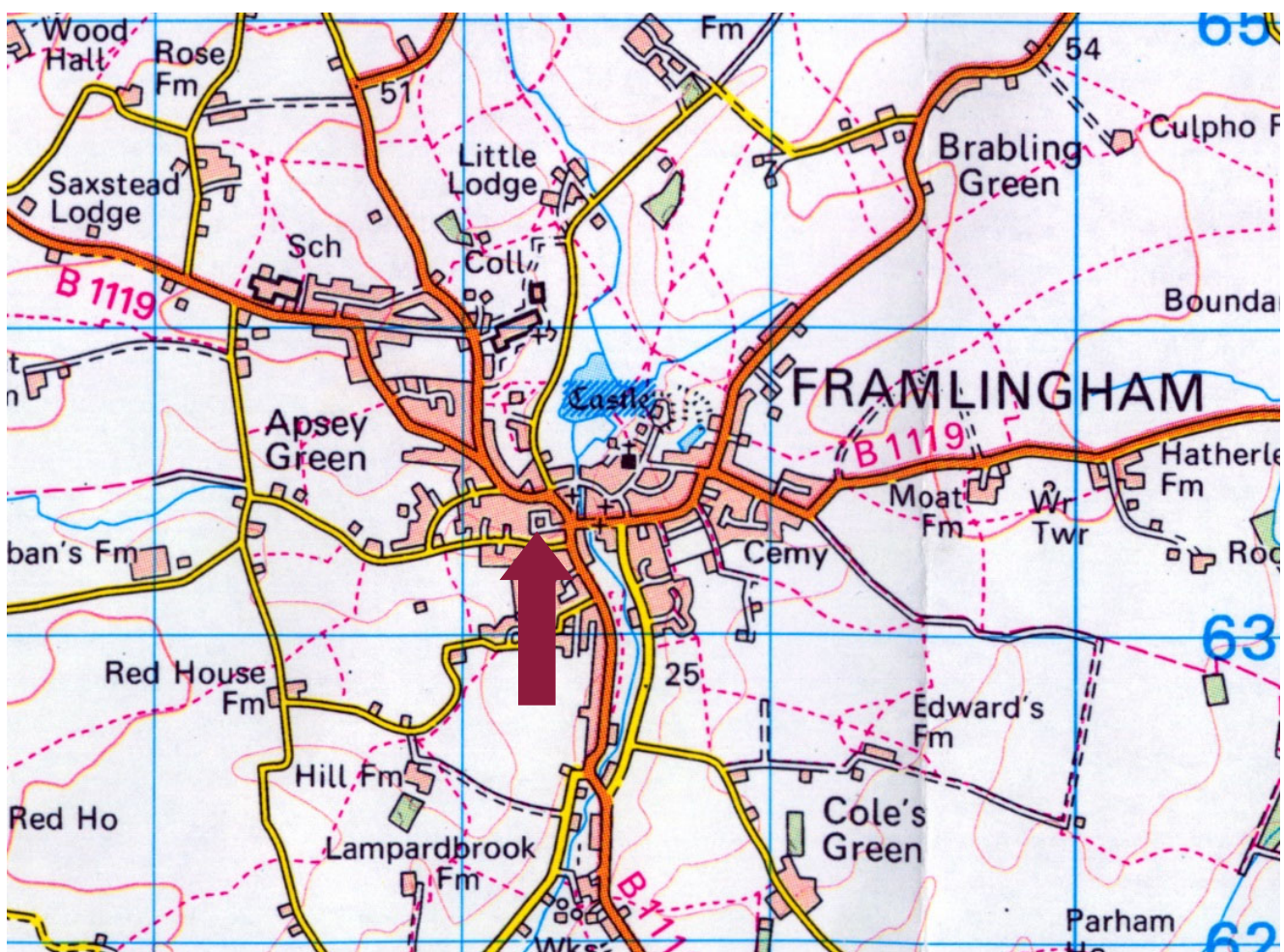
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

December 2024

Directions

From the agent's office in Well Close Square, bear left into Station Road taking the first right into Albert Road and the property can be found a short distance on the right hand side, identified by a Clarke and Simpson For Sale Board.

For those using the What3Words app: [///crisp.fizzled.galloping](https://www.what3words.com/#!/crisp.fizzled.galloping).



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