

A charming, recently renovated, one bedroom semi-detached cottage located in the centre of the village of Wickham Market.



RENT

£825.00 PCM

To include water and sewerage charges.

Ref: R1566

Address

2 Roland Terrace
Wickham Market
Woodbridge
IP13 0RF



A charming unfurnished one bedroom semi-detached cottage having been recently improved. Parking and garden to the rear.

To let unfurnished on an Assured Shorthold Tenancy for a term of twelve months with a view to extending.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

2 Roland Terrace is situated just off the High Street and is only a short walk from the centre of Wickham Market which benefits from a useful range of shops together with a Health Centre, library and primary school. There is a railway station at Campsea Ashe (about 1½ miles away) with connections at Ipswich to London's Liverpool Street station. There are also through trains to London each day.

There are excellent schools in both the state and private sector within easy reach, including Brandeston Preparatory School, Framlingham College, Thomas Mills and Farlingaye High Schools, and Woodbridge School.

The historic town of Framlingham is approximately five miles away and the attractive market town of Woodbridge five miles to the south-west. The County town of Ipswich lies about nine miles to the south. The A12 is within half a mile and provides good links to the rest of the region including the Heritage coastline, which itself is within nine miles.

The Accommodation

Entering through a solid wooden stable door into

Living Room 12'1 x 9'11 (3.68m x 3.02m)

A light living room with central fireplace with brick hearth, surround and mantel inset with a double door wood burner. Double panel radiator, telephone point and TV aerial lead in and outlook onto the front of the property.

An archway provides access into

Kitchen 9'3 x 7'2 (2.81m x 2.18m)

A good size kitchen having been recently modernised and new kitchen installed. Comprising a range of base and eye level units with a wood effect roll over work surface inset with a single bowl stainless steel sink with drainer and electric hob and oven, together with space for washing machine. Single panel radiator and view over rear courtyard. A door provides access to a substantial **under stairs cupboard** with space for fridge freezer.

A further door providing access onto the rear courtyard.

Stairs from the kitchen provides access to the



First Floor

With doors off to

Master Bedroom 10'10 x 10' (3.30m x 3.04m)

A generous size double bedroom comprising a good sized fitted wardrobe comprising storage and hanging space. Original floorboards on show, former fireplace with slate hearth and wooden mantel, double panel radiator and view over the front of the property.

Family Bathroom

A newly fitted white bathroom suite, comprising low flush WC, bath with glass screen and shower over, pedestal wash basin. Extractor fan. Door providing access to the **airing cupboard**, providing useful storage and housing the gas fired boiler. Single panel radiator and obscure glazed window.

Outside

The property is approached off the High Street into Roland Plastics Private Commercial Estate where the property benefits from private car parking and a small courtyard to the rear. The courtyard is prominently concrete with a floral border inset. The courtyard also benefits from a wood store.

Important Note :

- The monthly rental payment to include water and sewerage charges.

Viewing Strictly by appointment with the agent.

Services Mains water, sewerage and electricity. Gas fired central heating.

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 (64) (Copy available from the agents upon request).

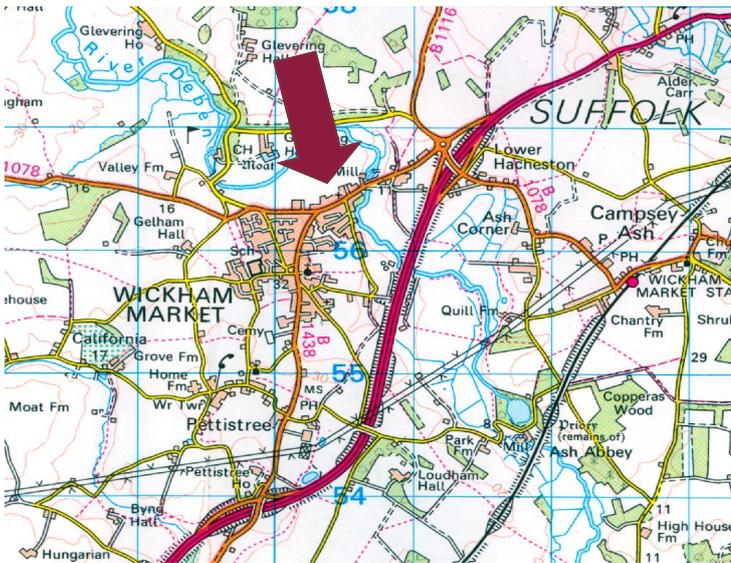
Council Tax Band A £1, 493.41 payable per annum 2025/2026

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

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

February 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Directions

From the Agent's office, head south out of Framlingham following Station Road. Proceed along the B1116 passing through the villages of Parham and Hacheston. Upon reaching the Wickham Market roundabout, turn right taking the third exit and proceed through Lower Hacheston into Wickham Market and follow for approximately 3/4 of a mile before turning right into Roland Plastics Private Commercial Estate. On entering Roland Plastics, the property will be found on your right hand side and as identified by a Clarke and Simpson 'To Let' board.

For those using the What3Words app:
/// fearfully.wiggly.limelight



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