

*A well presented two bedroom apartment with parking and courtyard garden, situated in a convenient position in the popular market town of Framlingham*



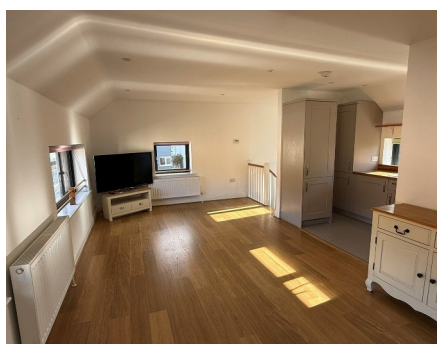
## RENT

£1050 PCM

Ref: R2561

## Address

1 Fore Street Mews  
Framlingham  
Suffolk  
IP13 9FA



Spacious entrance hall and front lobby area. Kitchen and open plan living room. Two bedrooms and one bathroom. Small courtyard area. Two off-road parking spaces.

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

1 Fore Street Mews is located on Fore Street and is within easy walking distance of the centre of Framlingham. The historic town is best known for its fine Medieval Castle and offers a wide variety of shops, businesses and cafes, which includes a Co-op supermarket. The town also boasts a wide range of pubs, restaurants and also a doctor's surgery, veterinary practice, pharmacy and library. There are also excellent schools in both the state and private sector.

The town of Woodbridge, lying on the banks of the River Deben, is about 15 miles to the south and offers a further choice of shopping and schooling facilities as well as recreational pursuits including sailing on the River Deben, golfing and excellent walks. The Heritage Coast at Aldeburgh is about 15 miles to the east and offers a further choice of recreational facilities. The County Town of Ipswich, about 20 miles, benefits from Inter City rail links to London's Liverpool Street station which take just over the hour.

## The Accommodation

### Ground Floor

Entering through a glazed door into

#### *Main Entrance Hallway*

With stairs off to the first floor, double panel radiator, adequate space for storage and with door off to

#### *Front Lobby*

With fully glazed sliding patio doors.

Stairs off the entrance hallway lead up to the

#### *Main Living Area* 19'2 x 11' (5.84m x 3.35m)

A good size and light dual aspect room with adequate space for both seating and dining area. Two double panel radiators and with open archway through to the

#### *Kitchen* 9'4 x 5'7 (2.84m x 1.70m)

Fitted with a range of base and eye level kitchen units with wood block worksurface over, inset with a one and a half bowl single drainer stainless steel sink with mixer tap. Integrated Hotpoint single electric oven. Hotpoint four ring ceramic hob with extractor hood above. Integrated Hotpoint fridge freezer and Candy washing machine. Cupboard housing the Baxi gas fired boiler. Window overlooking the rear.





From the main living area a hallway leads to

*Bedroom One* 12’ x 7’8 (3.66m x 2.34m)

A double bedroom with window to the front, double panel radiator and TV aerial socket.

*Bedroom Two* 12’1 x 8’10 (3.68m x 2.69m)

A further good size double bedroom with window to the side. Double panel radiator and TV aerial socket.

*Bathroom*

Fitted with low flush WC, pedestal wash basin and bath with mixer taps and separate shower unit above. Heated towel rail, shaver socket and extractor fan.

*Outside*

There is a small courtyard area with access to the main entrance and where the bins are stored. There are two allocated parking spaces included with property.



*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, gas 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 = C (82) (Copy available from the agents upon request).

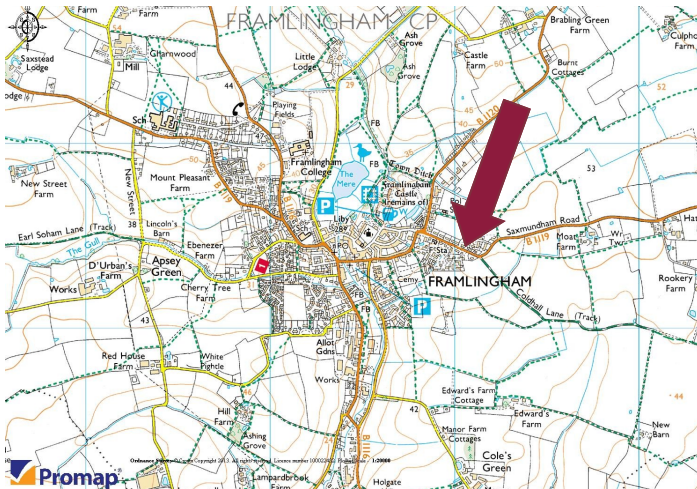
*Council Tax* Band B; £1,747.60 payable per annum 2025/2026

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

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*

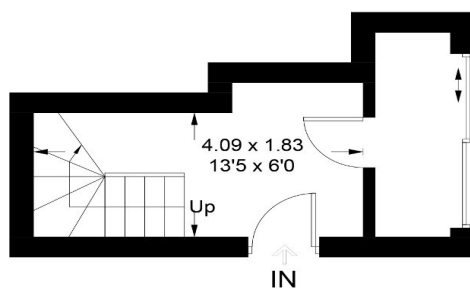
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



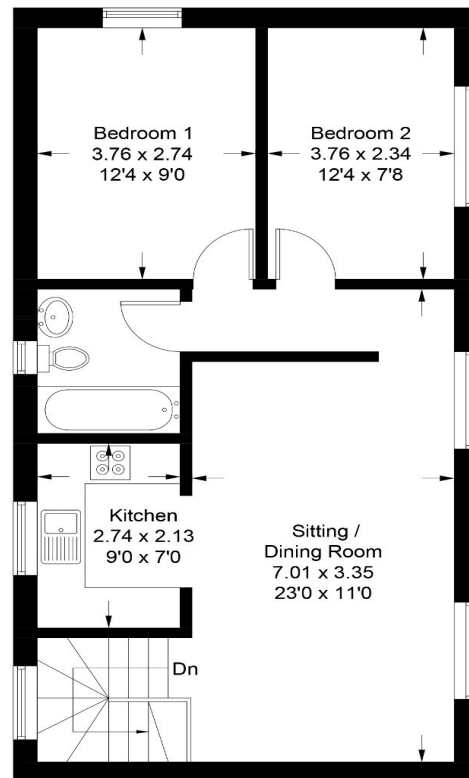
## Directions

From Clarke & Simpson's office in Well Close Square, proceed onto Albert Place and turn left onto Fore Street. Proceed up the hill and past Fairfield Road on the right hand side. Continue along Fore Street where the property will be found on the right hand side.

For those using the What3Words app:  
///moons.lads.lousy



Ground Floor



First Floor

Need to sell or buy furniture?

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