

*A well presented, spacious three bedroom property situated in the popular rural village of Cransford.*



## RENT

£1,100 PCM

Ref: R2562

## Address

12 Oaklands  
Cransford  
Woodbridge  
IP13 9PB



A spacious three bedroom mid-terrace house having been recently improved with sitting room, large kitchen/dining room, newly fitted bathroom and enclosed lean-to. Three good sized bedrooms. Off road parking and gardens with rural outlook.

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

12 Oaklands is located within the small village of Cransford, which benefits from a village hall, St Peter Church and Cransford Baptist Chapel. Nearby is the popular market town of Framlingham, which is best known for its fine medieval castle. Here there are a wide variety of shops, businesses and cafes, including a Co-operative supermarket. The town also boasts a wide range of pubs and restaurants, as well as a doctors surgery, veterinary practice, pharmacy and library. There are also excellent schools in both the state and private sectors.

The town of Woodbridge, lying on the banks of the River Deben, is about 12 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 11 miles to the east and offers a further choice of recreational facilities. The county town of Ipswich, about 20 miles, benefits from railway links to London's Liverpool Street station which take just over the hour

## The Accommodation

This attractive three-bedroom mid-terrace home offers well-proportioned accommodation throughout and enjoys delightful rural views to the rear.

Upon entering, you are welcomed by a spacious hallway leading into a bright and airy sitting room, featuring an ornate fireplace as a charming focal point. A door from the sitting room opens into a generously sized kitchen/dining room, fitted with a range of wall and base units and offering space for an electric cooker, dishwasher, and fridge freezer.

From the kitchen, a door leads to a small lobby area with further access to the newly fitted ground floor bathroom. The bathroom comprises a modern three-piece suite and includes plumbing for a washing machine.

To the rear of the property is a spacious lean-to, providing practical additional space—ideal for garden access and storage.

The first floor accommodates two spacious double bedrooms and a large single bedroom, all benefiting from wonderful rural views.

## Outside

To the front of the property, there is a hardstanding providing off-road parking for two vehicles. A picket fence and gate enclose the front garden, which is mainly laid to lawn.

To the rear, the garden features mature borders and established shrubs, creating a pleasant outdoor space. There is a right of way across the garden for the neighbouring property, providing access for bins and bicycles. The main section of the garden is laid to lawn and includes a shed for additional storage.



## R2562 12 Oaklands Cransford

Approximate Gross Internal Area = 99.9 sq m / 1075 sq ft

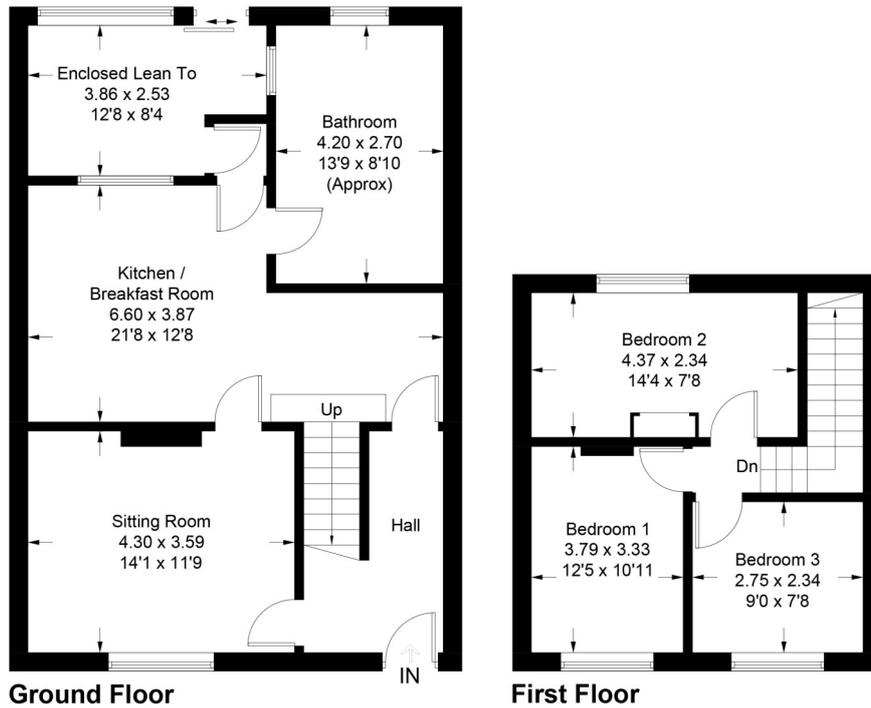


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1277061)

**Viewing** Strictly by appointment with the agent.

**Services** Mains water and electricity. Communal septic tank. LPG 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 = E (48) (Copy available from the agents upon request).

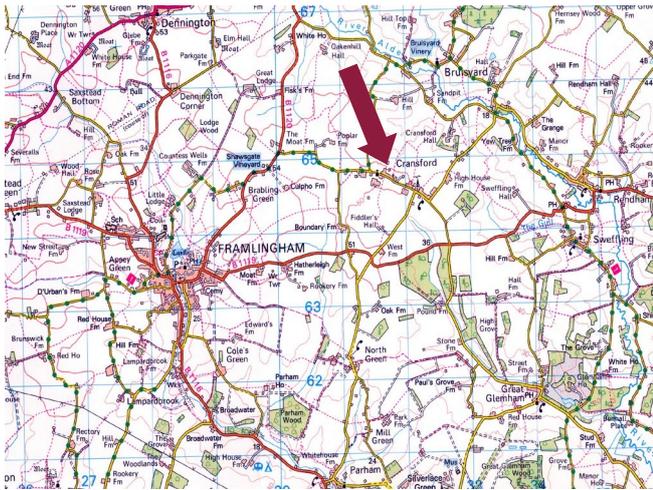
**Council Tax** Band A £1,420.74 payable per annum 2025/2026

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	48 E	
21-38	F		
1-20	G		

**March 2026**



## Directions

Head out of Framlingham on the B1119 (Saxmundham Road) and after approximately 1.5 miles take the second turning on the left hand side. Continue along this road, passing Fiddlers Hall on the left. At the end of the road, turn left and the property will be found a short distance along on the right hand side next to the Christian Fellowship Chapel.

For those using the What3Words app:  
/// wider.distorts.downhill



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