

A spacious two bedroom second floor flat situated on the Market Hill in the centre of Framlingham.



RENT

£750 PCM

Ref: R3218 WA

Address

8D Market Hill
Framlingham
Suffolk
IP13 9AN

Communal entrance lobby to entrance hall, main hall, sitting room, kitchen, two bedrooms and bathroom.

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

The property is situated overlooking the Market Hill in Framlingham. The town is the focal point for many of the surrounding villages amidst the beautiful countryside of the Deben and Alde valleys, designated as section landscaped areas and provides an excellent range of local shopping, commercial and recreational facilities, together with excellent schools in both the public and private sectors.

The popular coastal town of Aldeburgh and the Snape Maltings Concert Hall, home to the Aldeburgh Festival, are within easy reach, some twelve miles to the east. The A12, which lies just five miles to the south, provides a direct link to Woodbridge, the county town of Ipswich and beyond to London, Cambridge and the Midlands (via the A14). Direct and branch line rail services run to London's Liverpool Street Station, via Ipswich from Campsea Ash, which is situated just beyond Wickham Market.

The Accommodation

Access is via a communal hall and stairway leading to a private door giving access Flat 8D.

Entering through a solid wooden door into

Entrance Hallway

With window, fuse board and door through to

Main Hallway

With night storage heater, **airing cupboard** housing the hot water tank and shelving. Further doors Off to

Bathroom

Fitted with low flush WC, pedestal wash basin and bath with mixer tap and shower attachment over. Fan heater and extractor fan.

Bedroom One 14'8 x 10'4 (max) (4.47m x 3.15m)

A spacious double bedroom with large sash window, fitted shelving, Dimplex storage heater and door through to **walk-in cupboard** providing useful storage with chrome hanging rail.

Bedroom Two 10'10 x 8'7 (3.30m x 2.62m)

A smaller double bedroom with large sash window and electric heater.

Sitting Room 13'5 x 11'10 (max) (4.09m x 3.61m)

A light and spacious living area with large sash window looking across the rooftops of Framlingham. Dimplex storage heater, telephone socket and TV aerial socket.

A door gives access to the

Kitchen 13'9 x 5'8 (4.19m x 1.73m)

Fitted with a range of base level kitchen units with Formica roll top worksurface over inset with a single bowl single drainer stainless steel sink. Additional wall mounted shelving. Space and wiring for electric cooker. Space for under counter fridge. Space and plumbing for washing machine. Extractor fan and fan heater, large window looking over the rooftops of Framlingham.

Outside

There is no outside space or parking designated to the property, however, there are public car parks available nearby.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Services Mains electricity, water and drainage connected. Electric Heating.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax Band A. £1,497.94 payable 2025/2026

Local Authority East Suffolk Council

Viewing Strictly by appointment with the agent.

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.

January 2026



Directions

From the Agents office, proceed up Bridge Street towards the Market Hill and the communal entrance door will be situated on the right hand side of the archway leading to the Co-op supermarket.

For those using the What3Words app:
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