

A well presented three bedroom end terrace property situated in the popular market town of Framlingham

Rent £995 p.c.m
Ref: R1887

16 Kerrison Road
Framlingham
Woodbridge
Suffolk
IP13 9FN



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

Contact Us



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Location

16 Kerrison Road is located within walking distance of the busy Market Square of Framlingham. This 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 11 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 partially glazed door into

Entrance Hallway

With stairs off to the first floor, radiator and door to

Cloakroom

Fitted with WC, corner pedestal wash hand basin and radiator.

Sitting Room 14'3 x 12' (max) (4.34m x 3.66m)

West. A light and spacious living area with window to the front of the property. Radiator, telephone socket, TV aerial socket and door giving access to a good size understairs storage cupboard.

A door leads through to the

Kitchen/Diner 15'4 x 8'9 (4.67m x 2.67m)

East. Fitted with a good range of base and eye level kitchen units with formica rolltop worksurface over, inset with a one and half bowl single drainer stainless steel sink. Electrolux single electric oven. Four ring gas hob and extractor hood over. Integrated Zanussi fridge freezer, dishwasher and washing machine. Cupboard housing the Ideal gas fired boiler. Space for good size dining table and chairs, radiator and doors leading to the rear garden.



Stairs from the entrance hallway lead up to the

First Floor

Landing

With hatch to attic, door giving access to a good size storage cupboard and doors off to

Bedroom One 12'1 x 9'5 (max) (3.68m x 2.87m)

West. A double bedroom with window to the front, fitted sliding door wardrobe cupboard, radiator and door giving access to an over-stairs storage cupboard. A door leads through to the

En-suite Shower Room

Fitted with WC, pedestal wash basin and fully tiled shower cubicle with Mira shower. Chrome heated towel rail and extractor fan.

Bedroom Two 9'2 x 7'7 (2.79m x 2.31m)

East. A smaller double bedroom with window to the rear and radiator.

Bedroom Three 7'7 x 5'9 (2.31m x 1.75m)

East. A small single bedroom or good size study with window overlooking the rear garden and radiator.

Bathroom

Fitted with WC, pedestal wash basin and plastic panelled bath with mixer taps and hand held shower attachment over. Chrome heated towel rail, shaver socket and extractor fan.

Outside

To the front of the property a paved pathway leads up to the front door which is flanked either side by areas laid to grass. Adjacent to the side of the property there is a driveway with parking for at least two cars. The garden is to the rear of the property which is mainly laid to grass, fully enclosed by wooden fencing and accessed via a wooden gate and directly from the kitchen.



Services Mains water, gas, electricity and drainage connected. Gas fired central heating.

Council Tax Band C, £1,997.25 payable 2025/2026

Local Authority Suffolk Coastal District Council

Viewing Strictly by appointment with the agent.

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

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

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.

October 2025



Directions

From the Agent's office, proceed up College Road and take the second left turning into Mount Pleasant. Proceed round the right hand bend and take the first turning on the left into Mayhew Drive. Turn right in Hitcham Drive and right again into Kerrison Road. The property will be situated a short distance on the right hand side.

For those using the What3Words app:
<https://w3w.co/fended.storybook.sandals>

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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