

A well presented fully furnished two bedroom property within the sought-after historic town of Framlingham

Rent £795p.c.m
Ref: R1705A

50 Station Road
Framlingham
Suffolk
IP13 9EE



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

Contact Us



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Location

50 Station Road is located within the desirable town of Framlingham and is within walking distance of the centre of the town. Framlingham boasts a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside. The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). There is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street Station, scheduled to take just over the hour.

The Accommodation

Ground Floor

The property is entered through a UPVC front door and leads directly in to the

Sitting/Dining Room 16'1" x 15'5" (4.91 x 4.70m)

With an open plan living and dining area, dual aspect windows and modern wall mounted electric heaters. There is a staircase that rises to the first floor and an open arch that leads in to the

Kitchen 6'3" x 6'0" (1.92m x 1.85m)

With a range of wall and base units. A rolltop worksurface with inset stainless steel sink and mixer tap over. Marble effect mermaid board splashback surround. Fridge-freezer and washing machine. Cooker with extractor hood over. An area of the work surface extends in to the dining area. A small window allowing in light.



From the sitting room, a staircase rises to the

First Floor

Landing

With coat hooks and fuse board. Doors open to

Bedroom One 2.931m x 3.706m

A double bedroom with a window to the front elevation. Modern wall mounted electric heater. A sliding door leads in to a built-in cupboard with hanging rail. TV point.



Bedroom Two 9'0" x 9'4" (2.75m x 2.86m)

A small double bedroom with a window to the front elevation. Modern wall mounted electric heater.

Bathroom

A sliding door leads in to the bathroom which comprises of a white three piece suite with both shower over and folding glass screen with a tiled splash back surround. Low-level flush WC. Pedestal wash handbasin with mosaic tiles and a mirror with shelf over. Dimplex wall heater. Obscure glazed window.

Outside

To the outside of the property, there is a fence panel which divides a parking area/courtyard from the main drive.



Services Mains electricity, water and drainage Modern electric heating.

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

Local Authority East Suffolk

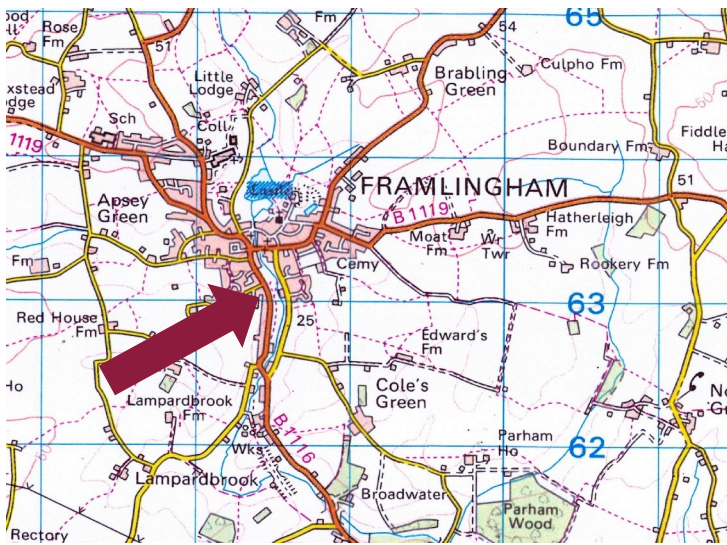
Viewings Strictly by appointment with the Agent.

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>

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.

July 2025



Directions

From the Agent's office in Well Close Square, proceed along Station Road, passing The Railway public house on your left and The Station public house on your right. Immediately opposite the Jet petrol station, turn right onto the private drive upon which the property has got a right of way. The property is located to the right and identified by a Clarke & Simpson 'To Let' board. At the top of driveway is where there is a single car parking space.

For those using What3words app:
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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