

16 Walne Close, Framlingham, Woodbridge, IP13 9FE



2 bedrooms  
1 reception room  
2 bathrooms

**Leasehold**

Guide Price

**£240,000**

Subject to contract



Situated in the historic town of Framlingham is this two bedroom coach house with parking and a garage.



# Some details

## General information

Situated in the historic town of Framlingham is this well presented two bedroom coach house with garden, parking and a garage.

As you enter the home you are welcomed into a hall with a stair flight leading to the first floor landing. The landing gives access to all principal rooms and has two storage cupboards, one including the water tank. An impressive open plan kitchen/dining/sitting room has windows to the front and rear of the property. The kitchen area has been fitted with matching eye and base level units with worktops above, integrated oven, hob, a freestanding dishwasher to remain, plumbing for a washing machine and space for a fridge/freezer. The master bedroom has fitted double wardrobes and an ensuite shower room with a shower cubicle, wc and a wash basin. There is a further bedroom with a storage cupboard and bathroom which comprises a panel bath with shower over, wc and a pedestal wash basin.

## Entrance hall

### Kitchen/dining room/sitting room

22' 09" x 17' 00" (6.93m x 5.18m)

### Bathroom

7' 10" x 6' 08" (2.39m x 2.03m)

### Bedroom

11' 08" x 10' 11" (3.56m x 3.33m)

### Bedroom

10' 11" x 7' 07" (3.33m x 2.31m)

### Ensuite

7' 10" x 4' 10" (2.39m x 1.47m)

## Outside

To the front of the property is a drive providing off road parking for one vehicle in front of the garage. The garage has power and lighting with an up and over door. There is a side garden accessed from the side gate only, this is enclosed by fencing and is ideal area for hanging washing.

## Location

The property is on the outskirts of the historic market town of Framlingham offering an excellent variety of independent shops including cafes, restaurants and travel agents. There is also The Crown Hotel, Barclays Bank and Cooperative superstore.

The highly regarded Sir Robert Hitcham's primary school, Thomas Mills high school and Framlingham College are also within close proximity.

Suffolk's heritage coast is within a short drive with the town of Woodbridge being just 12 miles and Aldeburgh being 13 miles.

## Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Leasehold

Lease details - Subject to confirmation from the management company. We understand the service charge for the period 1/01/2022 – 31/12/2022 was £389.78

EPC rating - B

Our ref - NRH

## Directions

From our Woodbridge office proceed along Lime Kiln Quay Road at the traffic lights by the Red Lion public house turn right onto the Thoroughfare, continue along and just past the Coach & Horses public house take a left hand turning at the traffic lights. At the roundabout take the second exit onto the A12 continue along this road for some distance and take the exit for Framlingham. Continue through the villages of Hacheston and Parham and into Framlingham. Proceed along Station Road before turning left into Bibbys way, right into Walne Close where the property will be found towards the end of the close.

## Further information

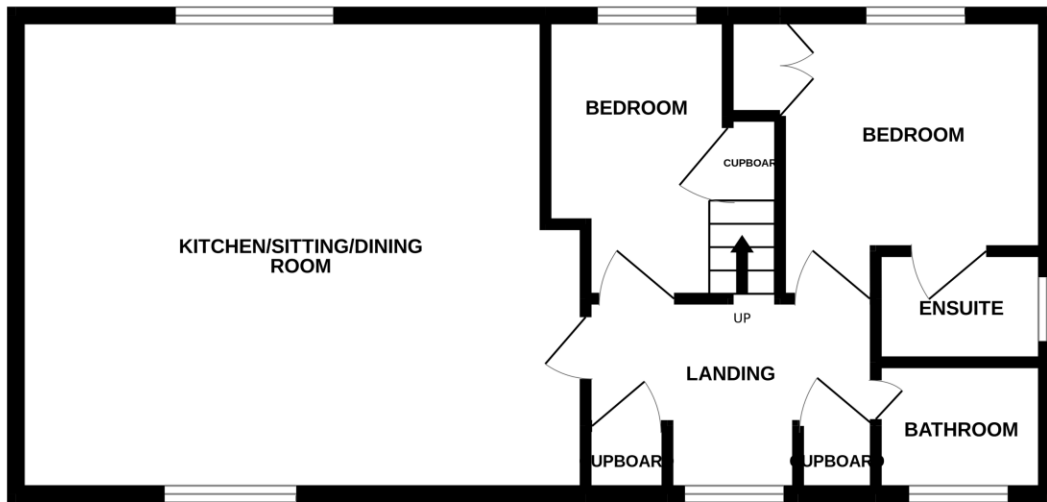
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

**fennwright.co.uk**

## Viewing

To make an appointment to view this property please call us on 01394 333346.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreworks 2/2017

To find out more or book a viewing

**01394 333346**

**fennwright.co.uk**

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

### Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot test that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollergate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

