

SOUTHWOLD  
&  
SAXMUNDHAM

EST. 1993

JENNIE JONES

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&  
SAXMUNDHAM

ESTATE AGENTS



39 Fore Steet, Framlingham, Suffolk, IP13 9DD.

**Guide Price**

**£350,000**

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; SITTING DINING ROOM; FITTED KITCHEN; GARDEN ROOM;  
UTILITY; GROUND FLOOR CLOAKROOM; LANDING; THREE BEDROOMS; BATHROOM;  
COURTYARD GARDEN**

**THE PROPERTY:** 39 Fore Street is a most attractive bay fronted late Victorian terraced house which is situated at the heart of Framlingham within walking distance of the town centre shops and local amenities. The property benefits from a small, private courtyard which has a rear pedestrian access for cycles and bins etc. There is no parking with the house, however residents can park in the road or in the council car park at the end of the street. The well presented accommodation is centrally heated by gas fired radiators. There is a large open plan sitting room/dining room which opens through to a delightful conservatory/garden room. The well appointed kitchen opens into a utility room which is adjacent to the downstairs cloakroom. The first floor bedrooms (two doubles and a single) are well proportioned and are served by a smart family bathroom. The house has been sympathetically modernised and retains many attractive original architectural features.

**LOCATION:** Framlingham is an ancient market town which is famous for its historic castle. There are excellent local shops and a supermarket and the town has a market on Tuesdays and Saturdays. Framlingham has excellent schools in both the state and private sectors (Thomas Mills High School and Framlingham College). There are excellent pubs and restaurants, a library and Framlingham also has its own nature reserve around Framlingham Mere which is under the care of Suffolk Wildlife. The other attractions of the Suffolk Heritage Coast lie within convenient reach by car and there are other nature reserves at Minsmere, Havergate Island and North Warren, with Pound Farm Woodland Trust just down the road at Great Glemham popular with dog walkers. There are sailing clubs on the rivers Deben, Alde and Orwell and fine golf courses at Woodbridge, Aldeburgh and Thorpeness. The concert hall at Snape Maltings is home to the internationally renowned Aldeburgh Festival. This part of Suffolk is a haven for artists, writers and musicians.

**LOCAL AUTHORITY**

Suffolk Coastal District Council Offices,  
East Suffolk House, Station Road, Melton,  
Woodbridge, Suffolk. IP12 1RT.  
Telephone (01394) 383789.

**COUNCIL TAX BAND: C**

**SERVICES**

Mains gas, electricity, drainage and water  
are connected to the property.

**EPC RATING = D**

**VIEWING**

By appointment through Jennie Jones  
Estate Agents:

**SAXMUNDHAM** (01728) 605511.  
email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**Ground Floor**

Approx. 68.2 sq. metres (734.3 sq. feet)



**First Floor**

Approx. 51.0 sq. metres (549.1 sq. feet)



Total area: approx. 119.2 sq. metres (1283.4 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

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