



JENNIE JONES

EST. 1992

ESTATE AGENTS

**KINGS AVENUE**

Framlingham | Suffolk

**£265,000**

## 12 KINGS AVENUE, FRAMLINGHAM IP13 9HD

Wickham Market - approx. 5 miles

Woodbridge - approx. 15 miles

Aldeburgh - approx. 17miles

- Sitting Room ● Kitchen / Dining Room ● Cloakroom ●
- Landing ● Two Bedrooms ● Bathroom ●
- Generous Size Gardens ● Off Road Parking ●

### The Property

A bright and well-presented two-bedroom semi-detached home, ideally positioned within walking distance of Framlingham Market Square. Offering spacious accommodation, generous off-road parking and a particularly large rear garden with field views beyond, this property will appeal to first time buyers, investors and those seeking a well-located Suffolk home.

The property is entered directly into a welcoming sitting room, where a working wood burner set within a brick surround creates a cosy focal point. A large front facing window allows excellent natural light, while stairs rise to the first floor with useful storage beneath.

To the rear, the kitchen/dining room spans the width of the property. Fitted with a range of white wall and base units with contrasting worktops, the kitchen provides ample workspace and storage, along with space for appliances. The dining area comfortably accommodates a table and chairs, making this an ideal everyday living space. A rear lobby leads to a convenient ground floor cloakroom and provides access to the garden.

Upstairs, the principal bedroom overlooks the front and benefits from a deep storage cupboard which offers excellent potential to create an en-suite shower room (subject to necessary consents). A further double bedroom

## A light and airy semi detached house with good size garden and parking.



enjoys pleasant views over the rear garden and open fields beyond. The family bathroom comprises bath with electric shower over, WC and wash hand basin.

#### Outside

To the front, a generous driveway provides off-road parking for multiple vehicles.

A pathway to the side of the house leads to the substantial rear garden, which is arranged in sections. Immediately behind the property is a courtyard area with a large shed. The garden then extends to a well maintained lawn with pathway leading to a vegetable plot and greenhouse at the far end. The property enjoys attractive open field views beyond.

#### Location

Framlingham is a highly desirable market town, best known for its magnificent twelfth-century castle and historic Market Hill. The town offers a superb range of independent shops, cafés, restaurants and a twice-weekly market selling local produce.

#### Services

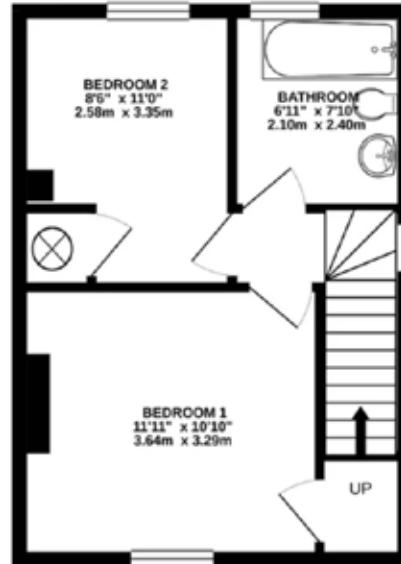
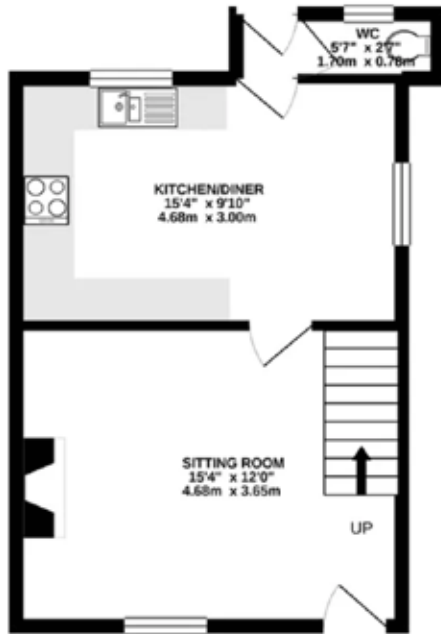
Mains electricity, Gas, water and drainage  
Gas heating via radiators

#### Local Authority and Council Tax Band

East Suffolk Council - Council Tax Band B

#### EPC Rating: D





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OnTheMarket



Jennie Jones

26 High Street  
Saxmundham  
Suffolk  
IP17 1AB

[www.jennie-jones.com](http://www.jennie-jones.com)

01728 605511

All enquiries:

[saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)



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