Chartered Surveyors / Estate Agents

Clarke & Simpson

A well presented one bedroom first floor flat situated in a convenient position within the popular town of Framlingham

Rent: £750 PCM

Ref: R2087

7 Bibbys Way
Framlingham
Suffolk
IP13 9FD



Communal entrance hall. Inner entrance hall, open plan living/kitchen area.
Double bedroom and full bathroom suite.
Parking within the communal car park, bike store.

To let unfurnished on an Assured Periodic Tenancy

Clarke & Simpson
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Location

7 Bibbys Way is situated within walking distance of the centre of the popular town of Framlingham.

The town is the focal point for many of the surrounding villages amidst the beautiful countryside of the Deben and Alde valleys, designated as section landscaped areas and provides an excellent range of local shopping, restaurants including Watson & Walpole (listed in the Michelin Guide in Suffolk), commercial and recreational facilities, together with excellent schools in both the public and private sectors.

The popular coastal town of Aldeburgh and the Snape Maltings Concert Hall, home to the Aldeburgh Festival, are within easy reach, some twelve miles to the east. The A12, which lies just five miles to the south, provides a direct link to Woodbridge, the county town of Ipswich and beyond to London, Cambridge and the Midlands (via the A14). Direct and branch line rail services run to London's Liverpool Street Station, via Ipswich from Campsea Ash, which is situated just beyond Wickham Market.

The Accommodation

A shared entrance door leads to a communal area with stairs and a private door leading to Number 7.

Entrance Hallway

Telephone intercom, double panel radiator, Honeywell heating controls, door to good size storage cupboard and with further doors off to

Kitchen / Living Room 21'8" x 10'4" (6.6 x 3.15)

Fitted with a good range of base and eye level kitchen units with worksurface over inset with a one and a half bowl single drainer stainless steel sink. Integrated Hotpoint double electric oven, Hotpoint four ring gas hob with extractor hood above. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. A good size sitting area with double opening Juliet balcony doors, double panel radiator, TV aerial socket and telephone socket.

Bedroom 11'6" x 10'1" (3.5 x 3.07)

A good size double bedroom with window to the side, double panel radiator and door giving access to a fitted wardrobe cupboard.

Bathroom

Fitted with low flush WC, pedestal wash basin and bath with mixer taps and shower attachment over, double panel radiator, shaver socket and extractor fan.





Outside

A path leads to the main entrance door, with intercom system, providing access to the entrance lobby. The lobby houses a letterbox and meter cupboard for the property. The private entrance for 7 Bibbys Way is around to the right at the top of the first flight of stairs. The lobby can also be accessed via a rear door, which provides access directly out to the parking area where there is one allocated car parking space together with communal bin store and bicycle store.

Services

Mains water, drainage and electricity. Gas fired central heating.

Broadband

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

Mobile Coverage

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

Council Tax

Band A. £1,619.61 payable 2026/2027.

Local Authority

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

Tenancy Term

To let unfurnished on an Assured Periodic Tenancy at a rent of £750 per calendar month.





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 the 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.

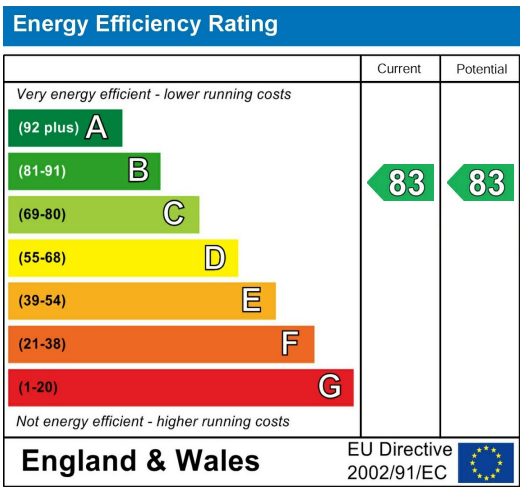
13th November 2026



Directions

From Clarke and Simpson's office in Well Close Square, proceed in a southerly direction along Station Road. The entrance to Prospect Place can be found on the right hand side and 7 Bibbys Way is located in the first building on the left. For those using the What3Words app: ///essential.copying.hammer







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