

Flick & Son

Coast and Country



Leiston,

Rent: £825 PCM,


Council Tax: Band A

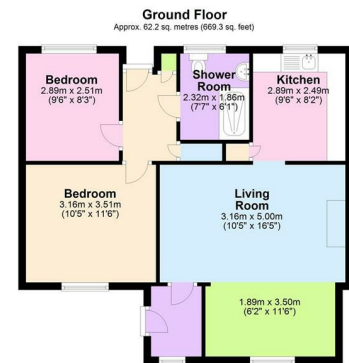
- Semi detached bungalow
- Spacious living/dining room
- Two bedrooms
- EPC: C
- Sorry no pets or smokers

- Recently renovated
- Modern kitchen
- Garage & driveway
- Holding deposit: £190.38



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Total area: approx. 62.2 sq. metres (669.3 sq. feet)

DESCRIPTION

Flick & Son are pleased to offer for rent this recently renovated spacious two bedroom semi detached bungalow in a convenient location close to Leiston town centre.

ACCOMMODATION

As you enter through the front door you are greeted into a spacious entrance hallway from which you find a large open plan living/dining area leading to the modern kitchen.

From the entrance hallway you also find the master bedroom with views over the garden, a further bedroom to the front of the property and the bathroom with walk in shower.

Outside to the rear there is a good size garden and to the front there is a further small garden area, garage and driveway providing ample off street parking.

The property is heated via gas fired central heating. It has an EPC rating C.

LOCATION

The popular town of Leiston lies about a mile and a half inland from the Suffolk Heritage Coastline and offers a good range of shops in a traditional High Street setting, together with a Co-op supermarket, library, bank, doctors and dentists surgeries, swimming pool complex and cinema. Primary and secondary schooling is within walking distance and Waitrose and Tesco supermarkets may be found in nearby Saxmundham, about four miles distant, which also has a railway station on the East Suffolk branch line giving hourly services to Ipswich with connections to London Liverpool Street.

AVAILABILITY

The property is available from the 1st May 2024 for an initial twelve month tenancy.

Council Tax; Band A

Deposit required: £951.92

Sorry no pets or smokers.

VIEWINGS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773

lettings@flickandson.co.uk
www.flickandson.co.uk