

# Flick & Son

Coast and Country

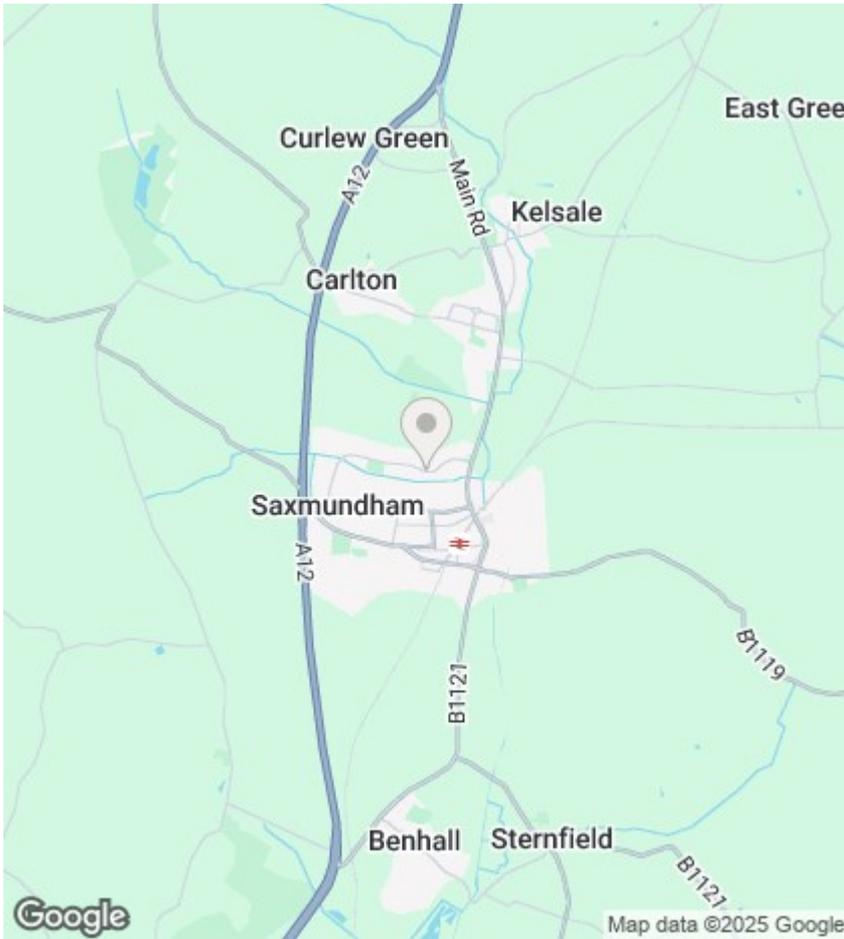


## Saxmundham, Suffolk

Rent: £1,200 PCM,

Council Tax: Band C

- Garage & off road parking
- Large living room
- Master bedroom with ensuite
- EPC C
- Sorry no pets / smokers
- Enclosed rear garden
- Spacious conservatory
- Two further bedrooms
- Holding deposit: £276.92



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### DESCRIPTION

Flick & Son are pleased to offer this wonderful three bedroom semi-detached house located in the ever popular 'Brook Farm' estate.

#### ACCOMMODATION

The property downstairs comprises of an entrance hallway, useful downstairs WC, large living room, kitchen diner and a fabulous conservatory which extends across the entire rear of the property.

Upstairs there is a master bedroom with fitted wardrobes and ensuite shower room. There is also two further bedrooms and a family bathroom.

Outside accessed via the conservatory is a fantastic rear garden with side access to the road. The property also benefits from off street parking and a garage through which you can also access the garden.

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

#### LOCATION

The market town of Saxmundham lies just off the A12 with a good range of traditional shops in its High Street centre, with further amenities within the town including both primary and free schools, library, doctors and dentists surgeries, Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool St.

Saxmundham lies conveniently placed about seven miles inland from the Suffolk Heritage Coastline at the pretty and unspoilt seaside town of Aldeburgh and about 25 miles north of the county town of Ipswich. For those with a leisure interest in mind, the area abounds with opportunities including nearby Saxmundham Sports Club, bird watching at the renowned RSPB Minsmere Reserve, walking in the areas of woodlands and forests at Dunwich and Rendlesham and cycling on the local leafy lanes. For music lovers the Snape Maltings Concert Hall is but a short drive away as is the River Alde which provides some of the prettiest sailing waters on the East Coast.

#### AVAILABILITY

This property is available from the 2nd September 2024 for a minimum term of twelve months.

Council Tax : Band C

Deposit required : £1,384.61

Sorry no pets and no smokers,

#### VIEWINGS

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