

# Flick & Son

Coast and Country



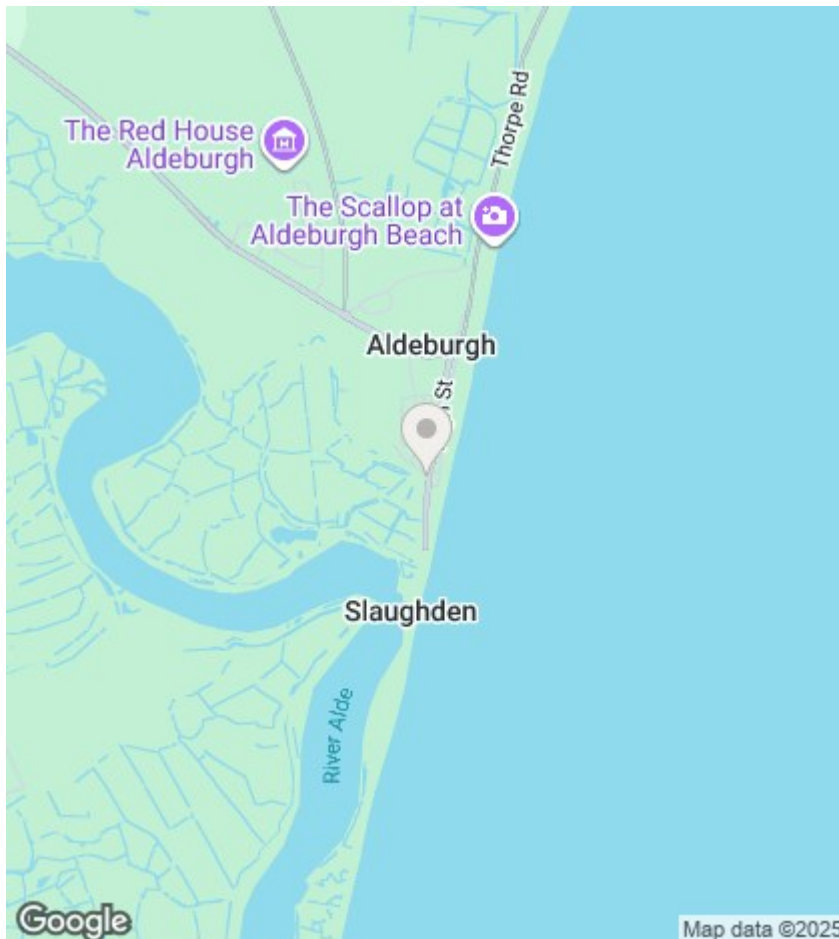
## Aldeburgh, Suffolk


Rent: £1,350 PCM,

Council Tax: Band D

- Detached cottage
- Three bedrooms
- Off street parking
- EPC E
- Sorry no pets or smokers

- Gorgeous modern kitchen
- Balcony to master bedroom
- Stunning views
- Holding Deposit: £311.53
- Fully furnished



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

#### DESCRIPTION

Flick & Son are pleased to offer for rent this absolutely beautiful fully furnished three bedroom cottage in the heart of Aldeburgh with stunning marshland views.

#### ACCOMMODATION

Through the front door you are greeted with a large entrance hall with useful under stair storage. Through an inner door you find the very spacious open plan kitchen and living area with sliding doors out to the patio and garden. The downstairs area is completed by a modern downstairs shower room and utility area.

Upstairs there are three bedrooms all served by a fantastic family bathroom. The main bedroom also has access to the balcony which has stunning views over the marshes and is a real sun trap!

The cottage also benefits from off-street parking for one car.

The property is heated via electric heating. It has an EPC Rating E.

#### LOCATION

Aldeburgh is an extremely popular seaside town, renowned for its connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features a range of independent shops and brand name boutiques, restaurants and galleries, along with an independent cinema. The town is close to open countryside and nature reserves which are connected through a vast network of public footpaths. Situated within the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty, Aldeburgh is approximately two hours drive from London and the nearest train station is seven miles away at Saxmundham which, with a change at Ipswich, connects to London Liverpool Street.

#### AVAILABILITY

This property is available from 1st November 2025 for a maximum seven month term.

Council Tax: Band D

Deposit required: £1,557.69

Sorry no pets or smokers.

The property is offered fully furnished.

#### VIEWINGS

High Street, Saxmundham, Suffolk, IP17 1AB

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www.flickandson.co.uk

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