

Flick & Son

Coast and Country



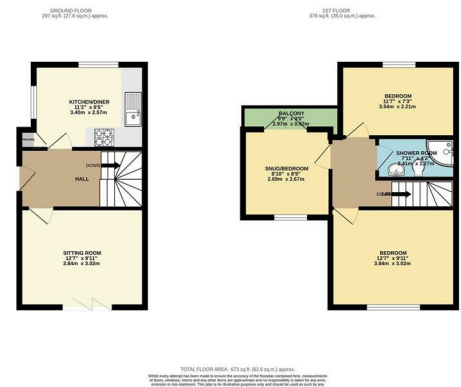
Aldeburgh,

Rent: £1,250 PCM, Council Tax: Band D

- Semi-detached house
- Modern kitchen with appliances
- Third bedroom/snug with Juliet balcony
- EPC: C
- One cat considered
- Living room with bifold doors
- Two double bedrooms
- Off street parking
- Holding deposit: £288.46
- Six month let



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	
(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



DESCRIPTION

Flick & Son are pleased to offer for rent this modern three bedroom semi-detached home in sight of the sea just a short walk from the beach and Aldeburgh High Street.

ACCOMMODATION

The downstairs of this fantastic property comprises a bright & airy sitting room with bifold doors to the garden and a modern fitted kitchen with built in appliances.

Upstairs you find the master bedroom with ensuite W/C, a further double bedroom and a third bedroom/snug with doors onto the Juliet balcony. The accommodation is completed with a modern bathroom with walk-in shower.

Outside there is a patio garden to the rear along with off street parking.

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

LOCATION

Aldeburgh is 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 an eclectic 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

The property is available from the 16th October 2025 for a six month term.

Council Tax: Band D

Deposit required: £1,442.30

One cat considered. Sorry no smokers.

VIEWINGS

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