

# Flick & Son

Coast and Country



Halesworth,

Rent: £995 PCM,

Council Tax: Band B

- Stunning semi-detached home
- Modern kitchen
- Patio garden
- EPC: D
- One small pet considered

- Two reception areas
- Two double bedrooms
- Town centre location
- Holding deposit: £229.61



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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 for rent this absolutely beautiful two bedroom semi-detached house located just a stones throw from the centre of the popular town of Halesworth.

#### ACCOMMODATION

Through the front door you are greeted into a entrance hall which leads through to a cosy sitting opening onto a fabulous dining area. From the dining area you find the spacious modern kitchen with door leading to the garden.

Also accessed via the dining area there is a inner hallway where you find the downstairs W/C.

Upstairs the property benefits from two fantastic double bedrooms and a modern bathroom with walk-in shower.

Outside to the rear there is a patio garden with useful shed along with small front garden area. With respect to parking, occupants of the property are permitted to park one vehicle in the Co-Op car park which is just a few minutes walk away.

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

#### LOCATION

The popular market town of Halesworth is centred around a pedestrian precinct with a wide variety of shops which cater for every day needs. Halesworth has a primary school, library, arts centre, doctors surgery and cottage hospital, which make it very self contained. The town is also well served with transport communications having a railway station which offers a service via Ipswich to London Liverpool Street.

#### AVAILABILITY

The property is available from 19th November 2025 for an initial twelve month term.

Council Tax; Band B

Deposit required: £1,148.07

One small pet 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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