

Flick & Son

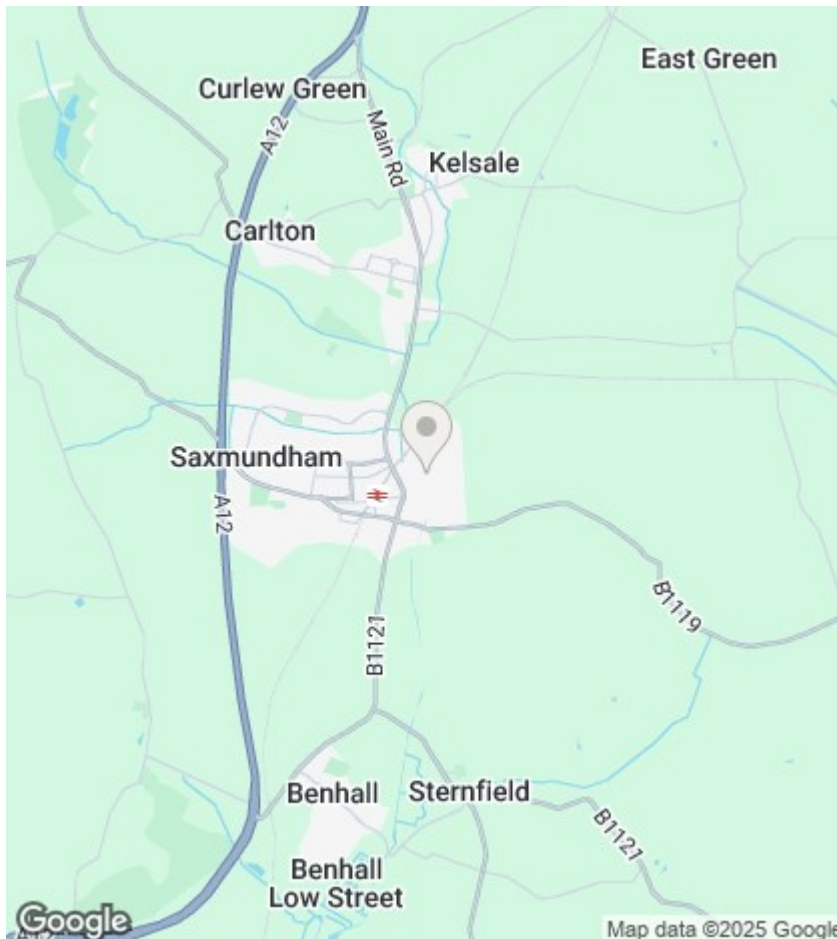
Coast and Country



Saxmundham, Suffolk

Rent: £1,095 PCM, Council Tax: Band C

- Semi-detached home
- Sitting room
- Enclosed rear garden
- EPC: C
- Sorry no pets or smokers
- Kitchen/diner
- Master bedroom with ensuite
- Garage & driveway
- Holding deposit: £252.69



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	78	
(69-80) C		
(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. 82.1 sq. metres (884.2 sq. feet)

DESCRIPTION

Flick & Son are pleased to offer for rent this beautifully presented three bedroom semi detached home located in a popular modern development close to Saxmundham town centre.

ACCOMMODATION

The ground floor of this modern home comprises an entrance hall leading through to the light and airy living room which has double doors to the kitchen creating a lovely semi open-plan feel. The kitchen can also be accessed via the entrance hall. There is also the added benefit of a downstairs W/C.

Upstairs you find the master bedroom with ensuite shower room, two further bedrooms and the family bathroom.

Outside there is a good size garden with patio, garage and driveway parking.

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

The property is available from the 23rd February 2024 for an initial twelve month term.

Council Tax: Band C

Deposit required: £1,263.46

Sorry no pets or smokers.

High Street, Saxmundham, Suffolk, IP17 1AB

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

lettings@flickandson.co.uk

01728 633775