

Flick & Son

Coast and Country

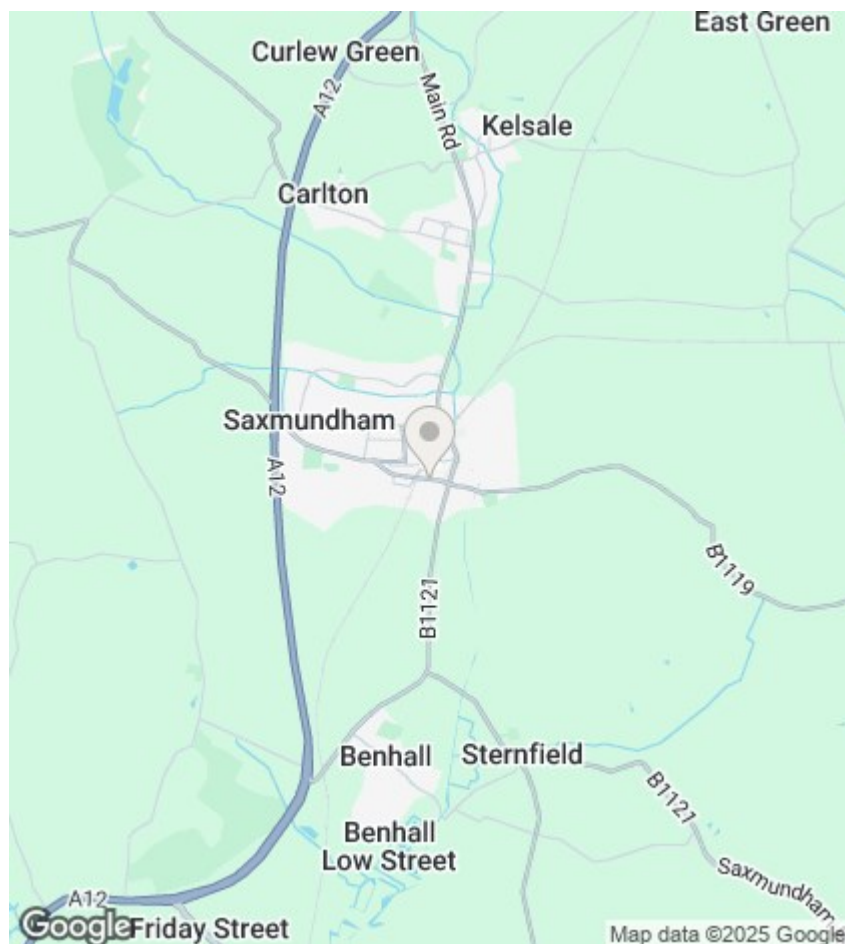


Saxmundham,

Rent: £875 PCM,

Council Tax: Band A

- Split-level maisonette
- Spacious living room
- Courtyard garden
- EPC: E
- Sorry no pets or smokers
- Kitchen/diner
- Two bedrooms
- Off street parking
- Holding deposit: £201.92



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

DESCRIPTION

Flick & Son are pleased to offer for rent this spacious two bedroom maisonette located just moments from Saxmundham town centre and train station.

ACCOMMODATION

Through the front door you are greeted into an entrance hall from which you find the first of two bathrooms and the spacious kitchen/diner.

Upstairs to the front of the property there is a fabulous sitting room benefiting from two large windows. The two bedrooms are both a great size and one bedroom benefits from an ensuite shower room.

Outside there is a patio garden, utility/storage room and off street parking for one car.

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

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 places 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 1st November 2025 for an initial twelve month term.

Council Tax; Band A

Deposit required: £1,009.61

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.

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