

# Flick & Son

Coast and Country



## Saxmundham, Suffolk

Rent: £1,100 Per Month,

Council Tax: Band C

- Semi-detached
- Kitchen/diner
- Two further bedrooms
- EPC C
- Pet considered
- Spacious sitting room
- Master bedroom with ensuite
- Garage & off street parking
- Holding deposit: £253.84



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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 wonderful three bedroom semi-detached home located on a popular modern development close to Saxmundham town centre and train station.

#### ACCOMMODATION

The ground floor of this modern home features a welcoming entrance hall leading into a bright and spacious living room, perfect for relaxing. To the rear, you find a modern kitchen/diner with doors to the garden. The downstairs accommodation is completed with a convenient W/C.

Upstairs the first floor comprises three bedrooms, including a generous master bedroom with ensuite shower room, a well-sized second bedroom, a third smaller room which could make the ideal home office and a family bathroom.

Outside there is an enclosed garden to the rear, along with a garage and off-street parking to the front.

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 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

This property is available from 6th June 2026.

Council Tax: Band C

Deposit required: £1,269.23

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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