

# Flick & Son

*Coast and Country*



## Henham , Suffolk

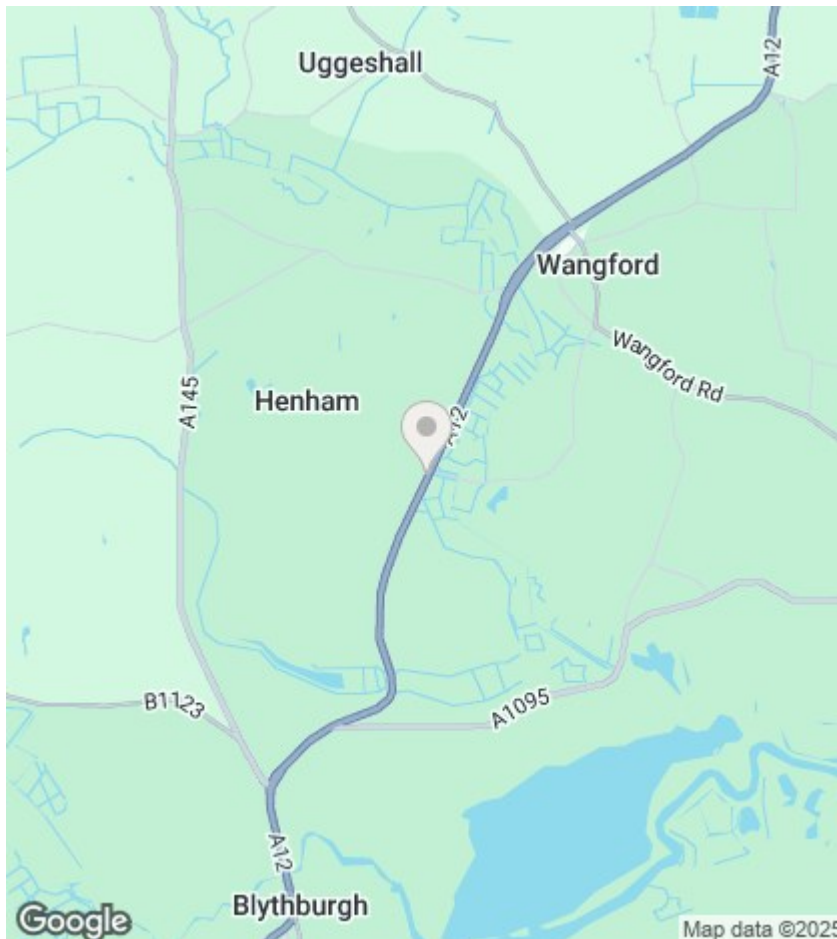
Rent: £950 PCM,

Council Tax: Band C

- Grade II listed
- Character features
- Large garden
- EPC: E
- Pet considered

- Rural location
- Two bedrooms
- Gated parking
- Holding deposit: £219.23





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(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 unique Grade II listed two bedroom bungalow located on the edge of the beautiful Henham Park, close to Southwold.

#### ACCOMMODATION

As you enter through the front door you are greeted into the living room with open fire. From here to the right hand side you find the master bedroom with gorgeous exposed brickwork which is a real feature of the property. There is also a large walk in cupboard accessed from the master bedroom.

To the other side of the living room you find the kitchen which is currently under renovation with the added benefit of a woodburner. From here there is an internal hallway where you find the second bedroom and the bathroom with shower over bath (both currently under renovation).

Outside there is a large garden to the side of the property, along with a gated driveway.

The property is heated via electric heating. It has an EPC rating E.

#### LOCATION

Henham is a rural yet highly accessible location with the renowned seaside town of Southwold and Suffolk Heritage Coast within seven miles. The popular market towns of Halesworth and Beccles, both are five and eight miles distant respectively, offer railway stations, excellent shopping facilities and Beccles is the southern most part of the navigable Broads. The historic cathedral City of Norwich with its outstanding shopping facilities, centre for the arts and airport is 26 miles to the north.

#### AVAILABILITY

This property is available from the 2nd December 2024 for an initial twelve month term.

Council Tax: Band C

Deposit required: £1,096.15

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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