Flick & Son
Coast and Country







Framlingham,

£1,350 PCM

- Modern end-terrace
- Cosy sitting room
- EPC: C
- Fully furnished
- Three bedrooms
- Holding deposit: £311.53
- Open plan dining/kitchen space
- Off-street parking for two cars
- Sorry no smokers

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773

lettings@flickandson.co.uk
www.flickandson.co.uk

Warene Close, Framlingham

A stunning furnished three bedroom home located in peaceful cul-de-sac just a short walk from the town centre of Framlingham. GFCH. EPC C.

3 1 1 C

Council Tax Band: C





DESCRIPTION
Flick & Son are pleased to offer for rent this stunning furnished three bedroom home located in peaceful cul-de-sac just a short walk from the town centre of Framlingham.

ACCOMMODATION
Through the front door you are welcome into a useful porch leading into a spacious, bright & airy dining/kitchen space which has been finished to a very high standard. Located off of the dining area you find a lovely, cosy sitting room overlooking the garden.

Upstairs there is a generous landing area benefitting from ample storage space. The master bedroom with built in wardrobes is situated at the front of the property along with a further double bedroom and a third single bedroom. The accommodation is completed with a modern bathroom with shower over bath.

Outside to the rear there is an enclosed garden with patio along with off-street parking for two cars.

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

LOCATION
Framlingham is best known locally for its fine medieval castle and good choice of schooling with Framlingham College and the Sir Robert Hitchum CEVAP School and Thomas Mills High School. The town also offers a good selection of shops, public houses and restaurants as well as being home to the medieval Framlingham Castle.

The County Town of Ipswich is about 20 miles to the south-west with mainline rail services to London Liverpool Street station taking just over an hour. The Heritage Coast is within easy reach with Aldeburgh within 12 miles and Southwold 15 miles. Snape Maltings is within 10 miles and there is good riding and walking in the surrounding countryside.

AVAILABILITY
The property is available from the 1st December 2026.

Council Tax: Band C
Deposit required: £1,557.69

Sorry no smokers.

The property is offered fully furnished.

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

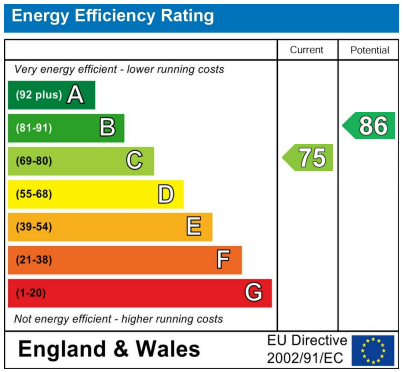


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal and Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 fee for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Viewings

Viewings by arrangement only. Call 01728 633773 to make an appointment.

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773

lettings@flickandson.co.uk
www.flickandson.co.uk