

# Flick & Son

Coast and Country



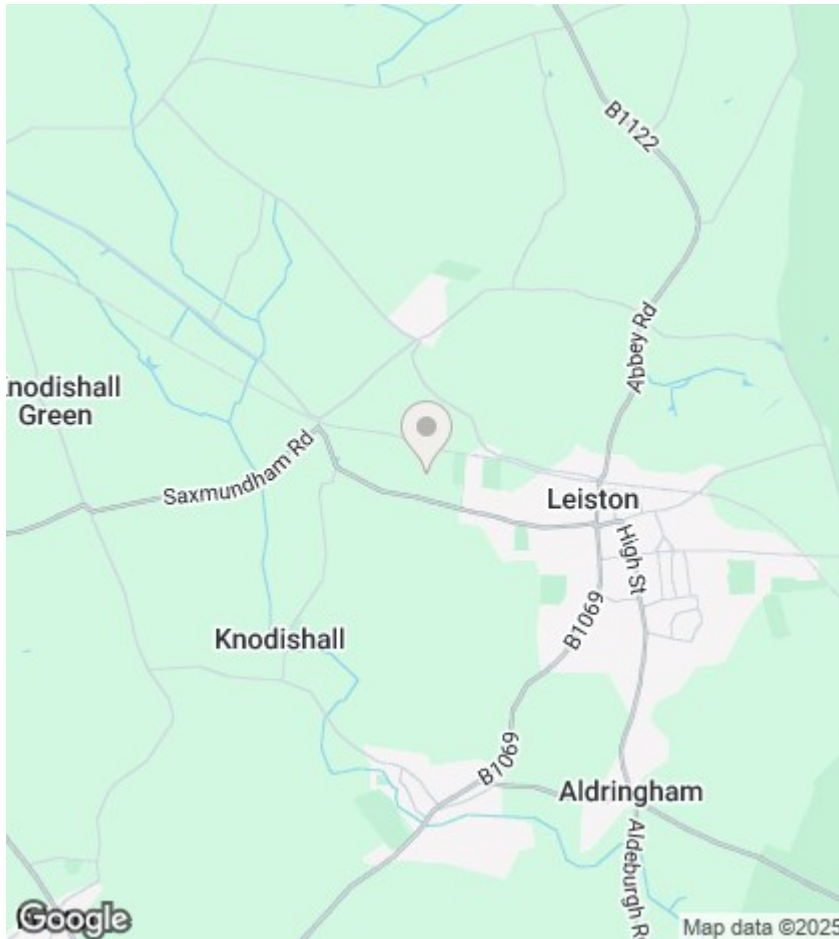
## Leiston, Suffolk


Rent: £1,050 PCM,

Council Tax: Band C

- Semi detached home
- Kitchen/diner
- Master bedroom with ensuite
- EPC: B
- Sorry no pets or smokers

- Parking to front
- Three bedrooms
- Rear garden
- Holding deposit: £242.30



| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   | <b>96</b> |
| (81-91) <b>B</b>                            | <b>83</b>   |           |
| (69-80) <b>C</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 immaculate three bedroom semi detached house situated on a new estate on the edge of the popular town of Leiston.

#### ACCOMMODATION

The property downstairs comprises of entrance hallway which leads to the living room, stairs and cloakroom. The living room is a nice light and airy room, which leads onto the kitchen/diner which has patio doors out to the garden. Upstairs has the family bathroom, two double bedroom and one single bedroom, with the master bedroom having an ensuite shower room.

Outside to the front is a small lawn area, and to the rear is a fully enclosed garden, also laid to lawn, a small patio area and garden shed.

The property is heated by gas fired central heating and benefits from double glazing throughout. It has an EPC rating B

#### LOCATION

The popular town of Leiston lies about a mile and a half inland from the Suffolk Heritage Coastline and offers a good range of shops in a traditional High Street setting, together with a Co-op supermarket, library, bank, doctors and dentists surgeries, swimming pool complex and cinema. Primary and secondary schooling is within walking distance and Waitrose and Tesco supermarkets may be found in nearby Saxmundham, about four miles distant, which also has a railway station on the East Suffolk branch line giving hourly services to Ipswich with connections to London Liverpool Street.

#### AVAILABILITY

This property is available from the 4th October 2025 for a minimum term of twelve months.

Council Tax: Band C

Deposit required : £1,211.53

Sorry no pets or smokers.

#### VIEWINGS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view  
 High Street, Saxmundham, Suffolk, IP17 1AB  
 01728 633773

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