

# Flick & Son

Coast and Country



Saxmundham,

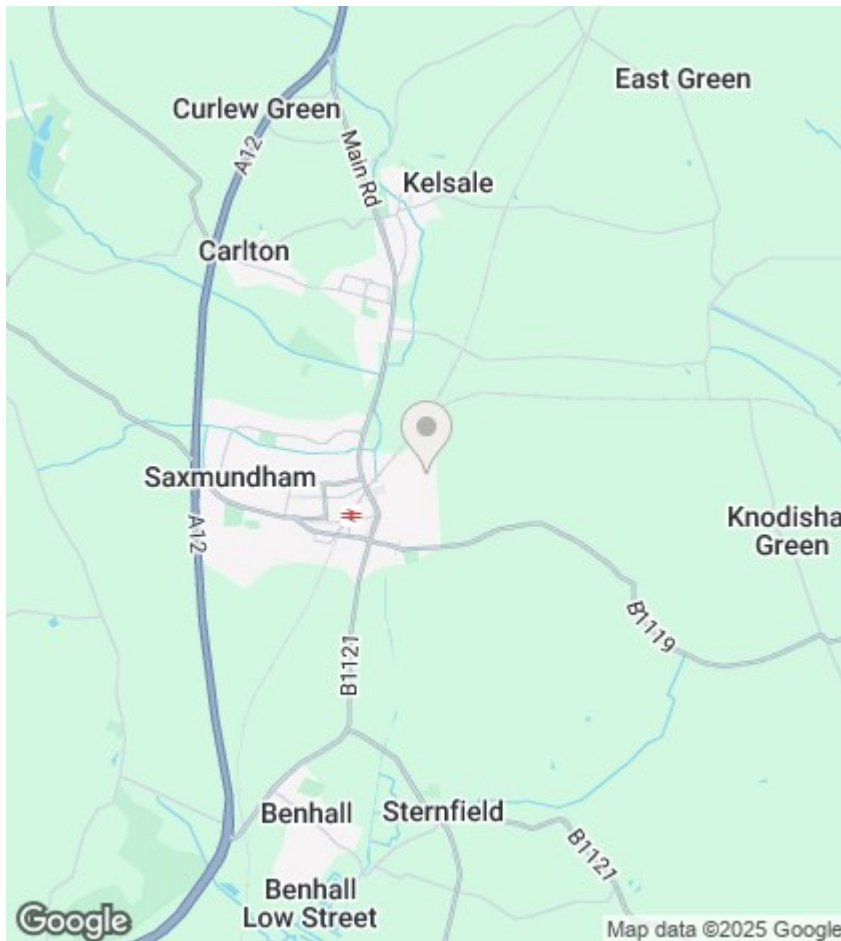
Rent: £1,150 PCM,

Council Tax: Band B

- Modern home
- Downstairs W/C
- Landscaped garden
- EPC: B
- Sorry no pets or smokers
- Open plan kitchen & living area
- Three bedrooms
- Two parking spaces
- Holding deposit: £265.38

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

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



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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 fantastic three bedroom mid-terrace house located within a popular modern development close to Saxmundham town centre.

#### ACCOMMODATION

The downstairs of this great family home comprises an entrance hall leading to an open plan kitchen and living area with doors to the garden. There is also the added benefit of a downstairs W/C.

Upstairs you find two double bedrooms, a further single bedroom and the modern bathroom with shower over bath.

Outside there is a great size rear garden and two allocated parking spaces to the front.

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

#### 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 the 29th August 2025 for an initial twelve month term.

Council Tax : Band B

Deposit required : £1,326.92

Sorry no pets or smokers.

#### VIEWINGS

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