

# Flick & Son

Coast and Country



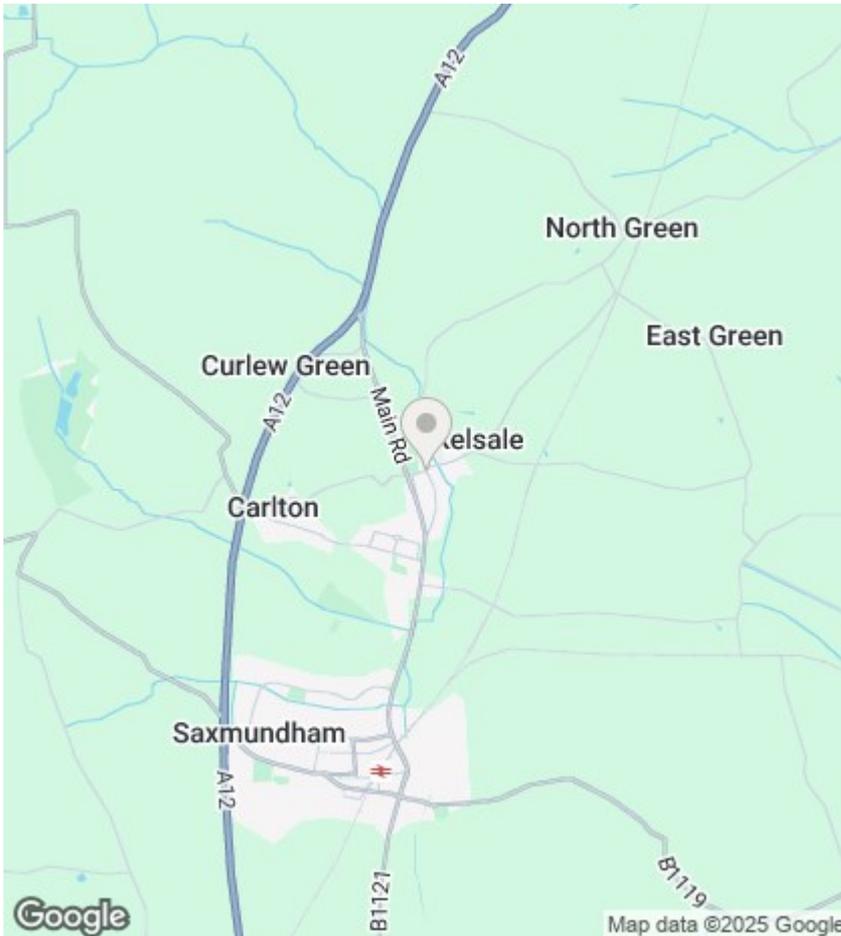
Kelsale,

Rent: £1,250 PCM,

Council Tax: Band D

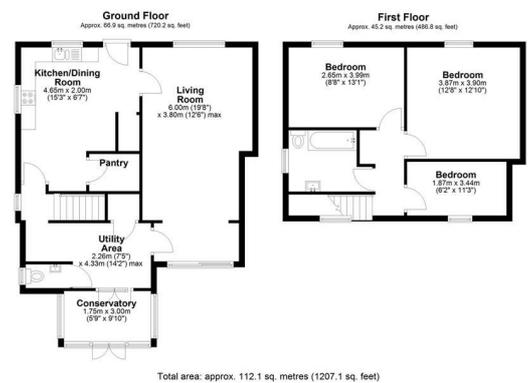
- Sought-after village location
- Spacious living room
- Three bedrooms
- EPC: C
- Pet considered

- Off street parking
- Brand new kitchen
- Gorgeous garden
- Holding deposit: £288.46



### 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>71</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 fabulous, unique three bedroom semi-detached home in the pretty village of Kelsale, just a short drive from Saxmundham.

### ACCOMMODATION

Through the main front door you are greeted into a beautiful, newly fitted kitchen/diner benefitting from a walk-in pantry. To the left hand side, you walk through into a spacious living room which runs the length of the house and has doors onto the garden. At the rear of the downstairs accommodation, there is a large utility/boot room leading into a small conservatory/lean to. The downstairs is completed with a useful W/C.

Upstairs to the front of the property you find master bedroom with the unique feature of a circular skylight, two further good size bedrooms and the family bathroom with shower over bath.

Outside to the rear there is a really pretty mature garden, along with off street parking for a car (street parking at the front available for one more car)

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

### LOCATION

The ever popular village of Kelsale lies just over one and a half miles to the north of the market town of Saxmundham, which offers a good range of shops in a traditional High Street setting as well as a library, doctor's surgery and railway station giving connecting and direct services via Ipswich to London Liverpool Street. Kelsale has a well-respected primary school. Attractions of the surrounding area include delightful walks along the Suffolk Heritage Coastline, the renowned RSPB Bird Sanctuary at Minsmere, golfing and sailing at the historic coastal towns of Southwold and Aldeburgh, the latter home to the internationally famous annual Music Festival with many concerts being held at the nearby Snape Maltings Concert Hall.

### AVAILABILITY

The property is available from the 28th June 2025 for an initial twelve month term.

Council Tax: Band D

Deposit required: £1,442.30

One pet considered. Sorry, no smokers.

### VIEWINGS

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