

Flick & Son

Coast and Country



Saxmundham,

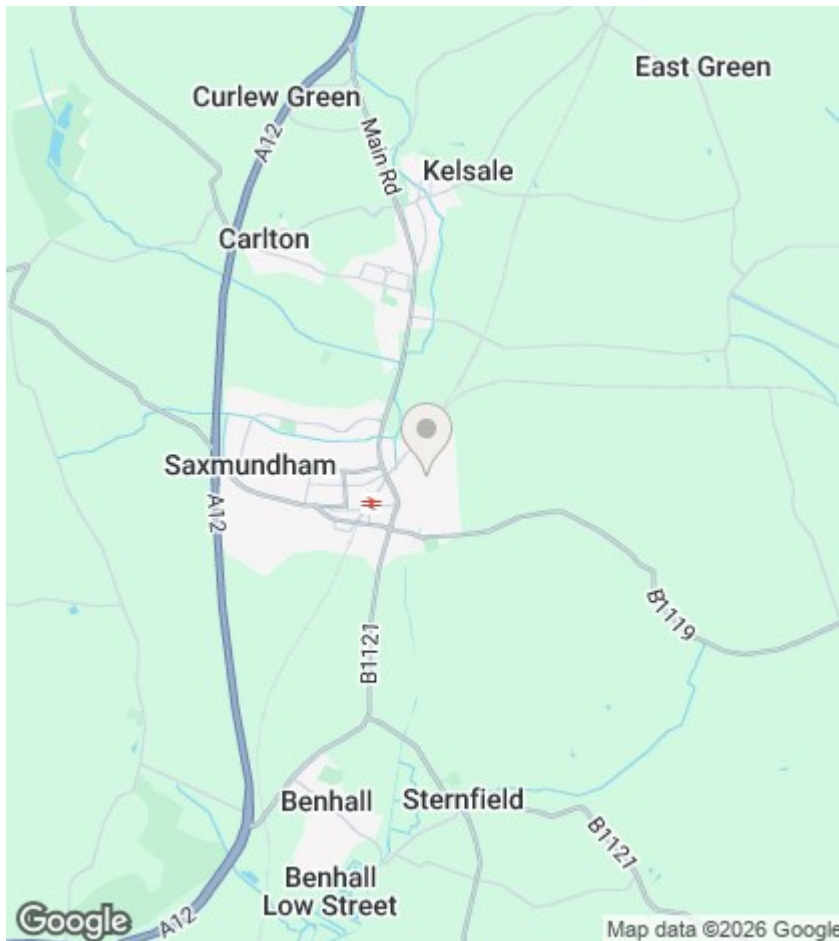
Rent: £1,250 PCM,

Council Tax: Band C

- Modern home
- Kitchen/diner
- Garden
- EPC: B
- Sorry no smokers
- Spacious living room
- Three bedrooms
- Garage and parking
- Holding deposit: £288.46

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) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(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 to rent this wonderful semi-detached three bedroom home located within a popular modern development close to Saxmundham town centre.

ACCOMMODATION

The downstairs of this fantastic home comprises an entrance hall leading to a spacious living room with double doors to the kitchen/diner, the double doors meaning you can have an 'open plan' or 'separate' feel to each room. There is also another access to the kitchen from the hall, along with a downstairs W/C.

Upstairs there is a well proportioned master bedroom with ensuite shower room, second double bedroom and a single bedroom along with a family bathroom,

Outside there is a good size garden with patio area, along with access to the garage and parking space located to the rear of the property.

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

The property is available from the 26th September 2026.

Council Tax: Band C

Deposit required: £1,442.30

Sorry no smokers.

VIEWINGS

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

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