

# Flick & Son

Coast and Country



## Aldeburgh, Suffolk


Rent: £1,475 PCM,

Council Tax: Band D

- Detached home
- Modern kitchen
- Garden with summerhouse
- EPC: D
- One small pet considered

- Fully furnished
- Two double bedrooms
- Off street parking
- Holding deposit: £340.38



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>		<b>73</b>
(55-68) <b>D</b>	<b>58</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 delightful furnished two bedroom detached home located just a short distance from Aldeburgh town centre and the beach.

#### ACCOMMODATION

Through the front door you are welcomed into the entrance hall which leads to the light and airy living room to the front of the property and the gorgeous modern kitchen to the rear, overlooking the garden. There is also the added benefit of a rear entrance porch and a downstairs W/C.

Upstairs you find the large master bedroom with views over the marshes, along with an ensuite shower room. To the other side of the landing there is a second double bedroom and the family bathroom.

Outside there is a good size garden with summer house, large storage shed and driveway.

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

#### LOCATION

Aldeburgh is an extremely popular seaside town, renowned for its connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features a range of independent shops and brand name boutiques, restaurants and galleries, along with an independent cinema. The town is close to open countryside and nature reserves which are connected through a vast network of public footpaths. Situated within the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty, Aldeburgh is approximately two hours drive from London and the nearest train station is seven miles away at Saxmundham which, with a change at Ipswich, connects to London Liverpool Street.

#### AVAILABILITY

The property is available from 1st November 2024 for an initial six month term.

Council Tax: Band D

Deposit required: £1,701.92

One small pet considered. Sorry no smokers.

Please note this property is offered fully furnished.

For details on mobile & internet coverage, please see the Ofcom Website: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

#### VIEWINGS

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

01728 633773

[lettings@flickandson.co.uk](mailto:lettings@flickandson.co.uk)

[www.flickandson.co.uk](http://www.flickandson.co.uk)