

Flick & Son

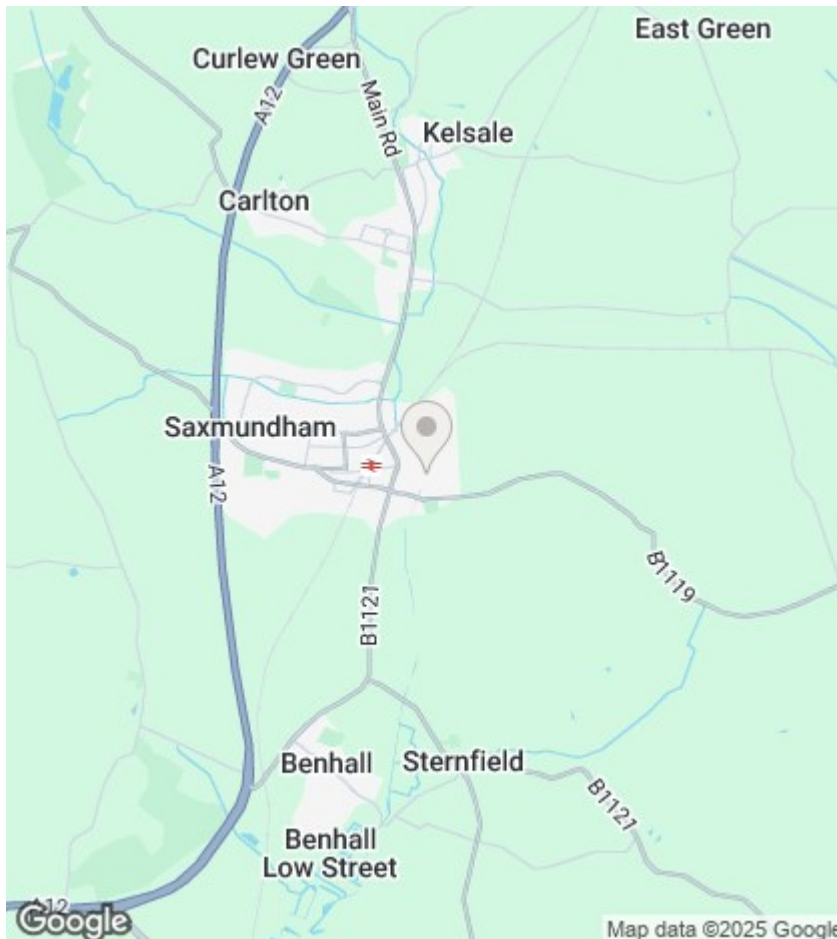
Coast and Country






Saxmundham, Suffolk

Rent: £1,100 PCM, Council Tax: Band C

- Views over green
- Two ensuite shower rooms
- Enclosed garden
- EPC C
- No pets, no smokers
- Three double bedrooms
- Family bathroom
- Garage & parking
- Holding deposit: £253.84



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 three bedroom townhouse located in the centre of Saxmundham.

ACCOMMODATION

The downstairs comprises an entrance hall, cloakroom, sitting room and a kitchen/dining room overlooking the landscaped rear garden.

On the first floor the landing leads to a spacious master bedroom overlooking the green, ensuite shower room, further double bedroom and family bathroom.

The second floor comprises a large bedroom with an ensuite shower room and walk in wardrobe. Outside there is an enclosed garden with artificial lawn.

The property also benefits from an allocated parking space and a garage with power and lighting .

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

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.

AVAILABILITY

The property is available from 18th August 2023 for a minimum term of 12 months.

Council Tax Band: C

Deposit required: £1,269.23

Sorry no pets or smokers.

VIEWINGS

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