

Flick & Son

Coast and Country

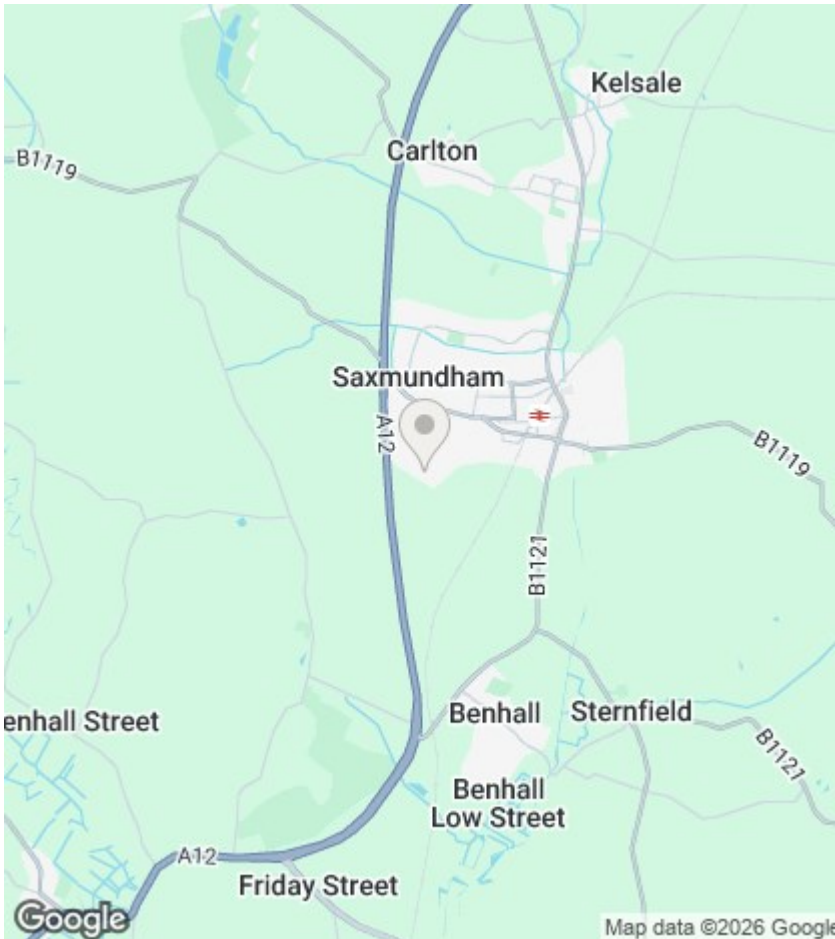



Saxmundham, Suffolk

Rent: £1,250 PCM,

Council Tax: Band B

- Recently refurbished
- Utility room
- Modern family bathroom
- EPC: C
- Pet considered
- Open plan kitchen/living space
- Three double bedrooms
- Parking for two cars
- Holding deposit: £288.46



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(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 	



GROUND FLOOR
APPROX FLOOR
AREA 102.2 SQ.M.
(1076 SQ.FT.)



FIRST FLOOR
APPROX FLOOR
AREA 50.8 SQ.M.
(545 SQ.FT.)

TOTAL APPROX. FLOOR AREA 153.0 SQ.M. (1621 SQ.FT.)

DESCRIPTION

Flick & Son are pleased to offer for rent this modern, recently refurbished three bedroom home located in the popular town of Saxmundham, just a short distance from the town centre and train station.

ACCOMMODATION

Through the front door you are greeted into an inner porch with ample storage which leads through to the main entrance hall. From here you find the stunning open plan kitchen/living space with doors to the garden. Also accessed from the hall, a useful utility room, downstairs W/C and rear porch providing access to the garden.

Upstairs you find a fantastic master bedroom, two further double bedrooms and a modern family bathroom with shower over bath.

Outside to the rear there is great size garden. To the front, a driveway providing parking for two cars.

The property is heated via gas fired 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.

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 12th January 2026 for an initial twelve month term.

Council Tax: Band B

Deposit required: £1,442.30

Pet considered. Sorry, no smokers.

High Street, Saxmundham, Suffolk, IP17 1AB

Please contact Flick & Son, Ash House, High Street, Saxmundham, IP17 1AB for an appointment. www.flickandson.co.uk

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