

Flick & Son

Coast and Country




Leiston,

Rent: £1,075 PCM,

Council Tax: Band C

- Spacious townhouse
- Modern kitchen
- Ensuite to master
- EPC: C
- Sorry no pets or smokers
- High ceilings
- Three double bedrooms
- Garage & off street parking
- Holding deposit: £248.07



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<div>England & Wales</div> <div>EU Directive 2002/91/EC </div>		

DESCRIPTION

Flick & Son are pleased to offer for rent this fabulous, spacious three bedroom townhouse with garage & parking located close to Leiston town centre.

ACCOMMODATION

The downstairs of the property comprises an entrance hall from which you find the modern kitchen with double doors to the living room. The living room can also be accessed from the entrance hall which provides a great 'semi open plan feel' to the downstairs. There is also the added benefit of a downstairs WC.

On the first floor you find the third bedroom along with the modern family bathroom with shower over bath. Up a small flight of stairs to your right you find the second large double bedroom with two large windows letting in an abundance of natural light.

On the second floor you find the master bedroom with ensuite shower room.

Outside there is a low maintenance courtyard garden, garage and off street parking.

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

LOCATION

The popular town of Leiston lies about a mile and a half inland from the Suffolk Heritage Coastline and offers a good range of shops in a traditional High Street setting, together with a Co-op supermarket, library, bank, doctors and dentists surgeries, swimming pool complex and cinema. Primary and secondary schooling is within walking distance and Waitrose and Tesco supermarkets may be found in nearby Saxmundham, about four miles distant, which also has a railway station on the East Suffolk branch line giving hourly services to Ipswich with connections to London Liverpool Street.

AVAILABILITY

The property is available from 2nd December 2023 for an initial 12 month term.

Council Tax: Band C

Deposit required: £1,240.38

Sorry no pets or smokers.

VIEWINGS

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