

Flick & Son

Coast and Country

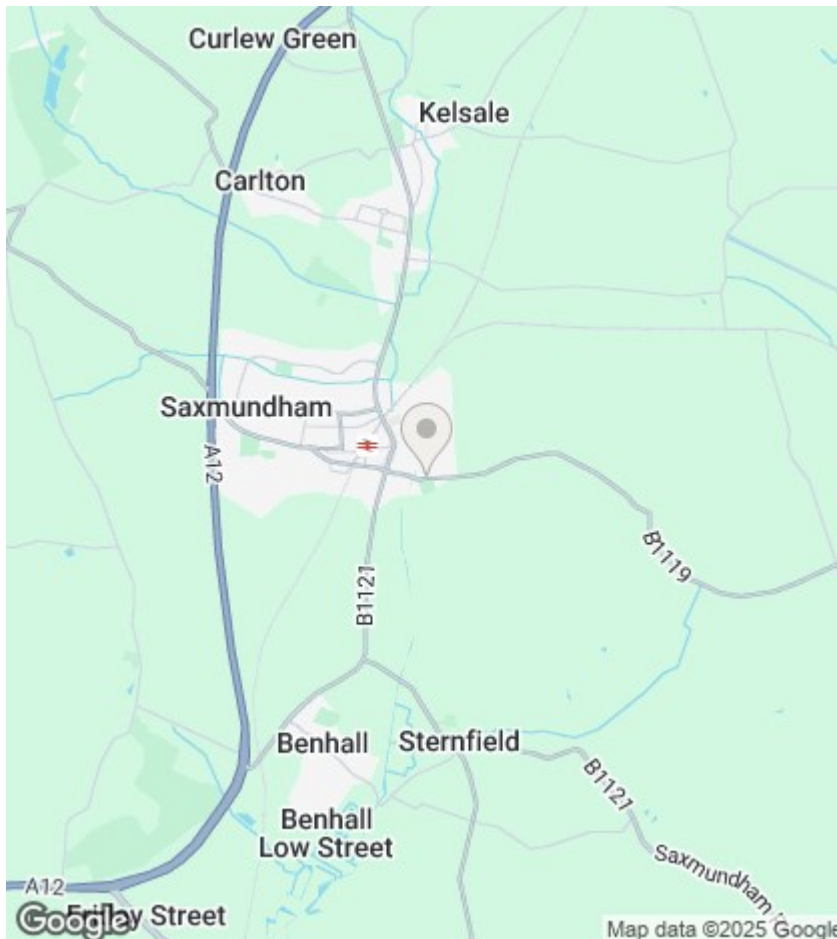


Saxmundham,

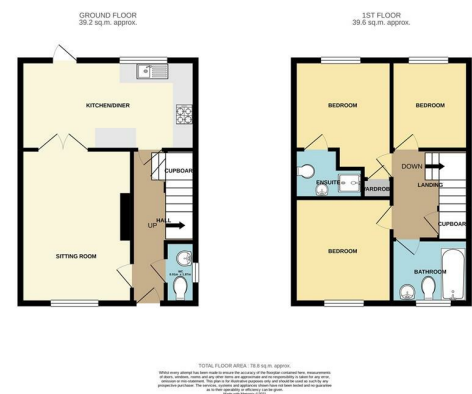
Rent: £1,150 PCM,

Council Tax: Band C

- Modern end-terrace
- Two further bedrooms
- Garage and parking
- EPC C
- Pet considered
- Master bedroom with en-suite
- Enclosed rear garden
- Walking distance of town
- Holding deposit: £265.38



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	81
(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 and Son are pleased to offer for rent this fantastic three bedroom end-terrace home situated on a popular modern development, close to the town centre & train station.

ACCOMMODATION

The property downstairs comprises of entrance hall leading onto the spacious sitting room and a kitchen/dining room with doors into the garden. There is also the added benefit of a downstairs W/C.

Upstairs there is the master bedroom with en-suite, two further bedrooms and the family bathroom.

Outside there is a fully enclosed rear garden, garage and parking.

The property is heated by 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 8th October 2025 for an initial twelve month term.

Council Tax: Band C

Deposit required: £1,326.92

Pet considered. Sorry no smokers.

VIEWINGS

High Street, Saxmundham, Suffolk, IP17 1AB

01728 633773

lettings@flickandson.co.uk

www.flickandson.co.uk