

# Flick & Son

Coast and Country



Framlingham,

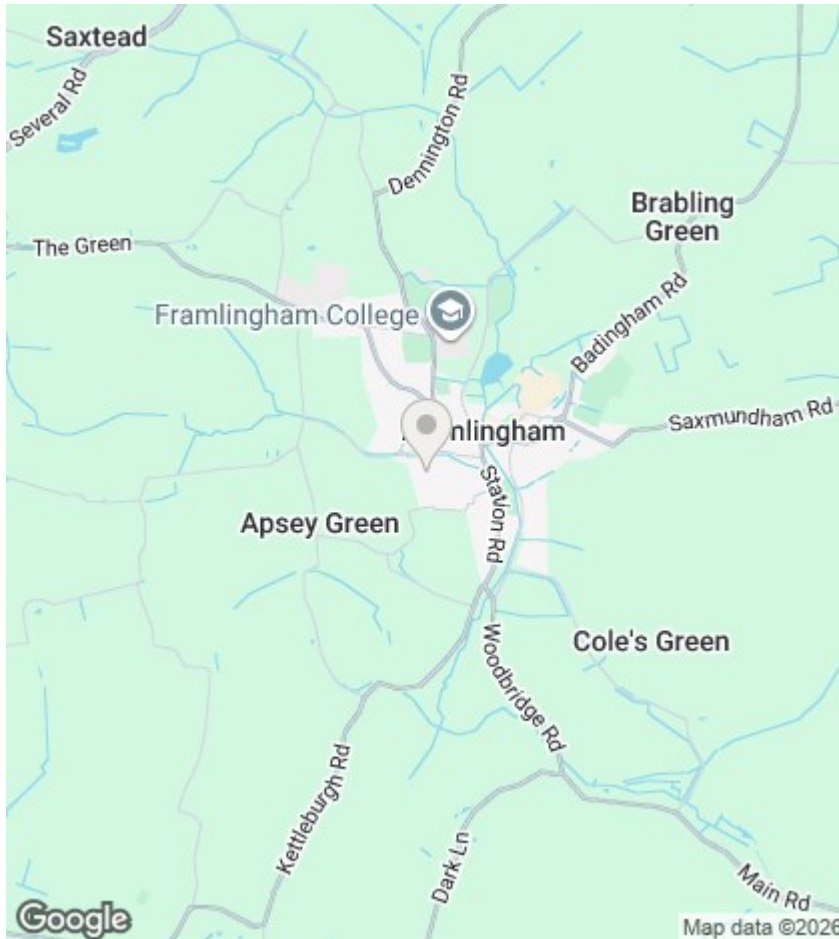
Rent: £1,100 PCM,

Council Tax: Band B

- Central location
- Two bedrooms
- Downstairs W/C
- EPC C
- No Smokers
- Walking distance to the town
- Modern kitchen
- Garage
- Holding Deposit £253.84

High Street, Saxmundham, Suffolk, IP17 1AB  
01728 633773

lettings@flickandson.co.uk  
www.flickandson.co.uk



#### 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>                            |                            |           |
| (55-68) <b>D</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<br>2002/91/EC |           |

#### DESCRIPTION

A fabulous two bed terraced house situated in the historic town of Framlingham

#### ACCOMMODATION

The downstairs of this fantastic home comprises an entrance hall leading to a spacious living room , alongside a lovely modern kitchen with a fitted oven and across the hall there is a downstairs toilet

Upstairs there is a well proportioned master bedroom with a fitted wardrobe, and second bedroom with storage alongside the landing a family bathroom with bath/shower

Outside there is a good size garden with patio area providing access to the garage and parking space located to the rear of the property.

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

#### LOCATION

This delightful terraced property is found close to the centre of the historic town of Framlingham.

Framlingham is best known locally for its fine medieval castle and good choice of schooling with Framlingham College and the Sir Robert Hitchum CEVAP School and Thomas Mills High School. The town also offers a good selection of shops, public houses and restaurants as well as being home to the medieval Framlingham Castle.

The County Town of Ipswich is about 20 miles to the south-west with mainline rail services to London Liverpool Street station taking just over an hour. The Heritage Coast is within easy reach with Aldeburgh within 12 miles and Southwold 15 miles. Snape Maltings is within 10 miles and there is good riding and walking in the surrounding countryside.

#### AVAILABILITY

The property is available from the 19th September 2026.

Council Tax: Band B

Deposit required: £1,269.23

Sorry no smokers.

#### VIEWINGS

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