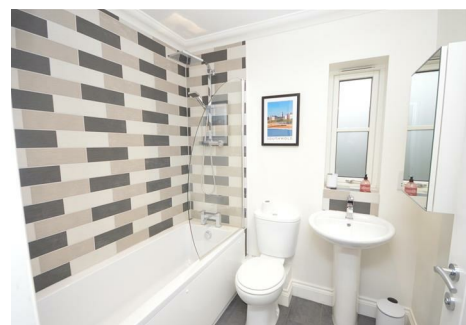


# Flick & Son

Coast and Country

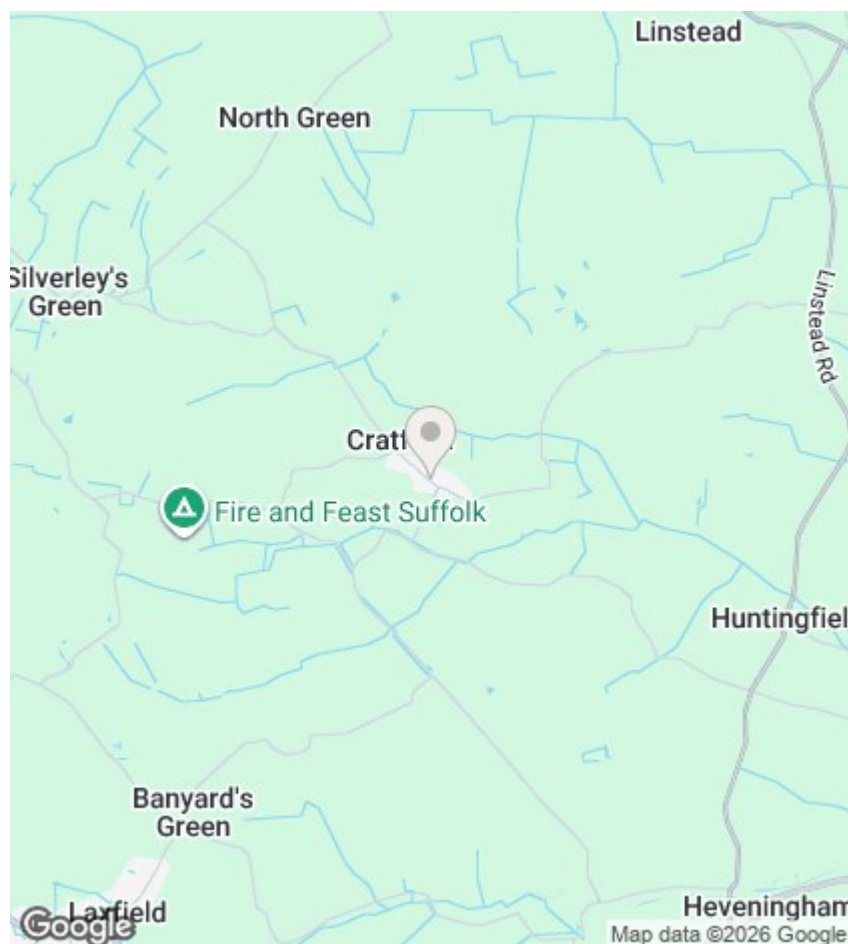


## Cratfield, Suffolk

Rent: £900 PCM,

Council Tax: Band B

- Modern semi-detached home
- Living room with french doors to garden
- Parking to rear
- EPC C
- One pet considered
- Kitchen with appliances
- Two bedrooms
- Village location
- Holding deposit: £207.69



#### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             | <b>94</b> |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | <b>80</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 2002/91/EC  |           |

#### DESCRIPTION

Flick & Son are pleased to offer for rent this fabulous, modern two bedroom semi-detached house in the sought after rural village of Cratfield.

#### ACCOMMODATION

The property downstairs comprises entrance hallway which has the cloakroom and entrance to the kitchen which has an integrated dishwasher and oven & hob. The kitchen then leads to the sitting / dining room with has French doors into garden and the staircase off. Upstairs you have two double bedrooms both with built-in wardrobes and a full bathroom suite with overhead shower.

Outside to the front is a small garden laid lawn, with the rear garden fully enclosed by brick wall and laid to gravel and slabs with shed. There is parking for one car at the rear of the property.

The property is heated by air source heat pump and benefits from double glazing throughout. It has an EPC rating C.

#### LOCATION

Cratfield is a small village around six miles west of Halesworth with Framlingham ten miles to the south and the coast at Southwold just a short drive away. The village is a tranquil farming and residential community with a population of around three hundred. There is a selection of B&B's and the village is near to the popular tourist attraction Camel Farm Oasis. Cratfield has a very strong and supportive community with a monthly resident magazine and numerous well attended events at the Village hall throughout the year.

#### AVAILABILITY

This property is available from 19th August 2025 for an initial twelve month term.

Council Tax: Band B

Deposit required: £1,038.46

One pet considered. Sorry no smokers.

#### VIEWINGS

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

High Street, Saxmundham, Suffolk, IP17 1AB  
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