

# Flick & Son

Coast and Country



## Wickham Market, Suffolk

Rent: £1,150 PCM, Council Tax: Band B

- Semi-detached
- Cosy sitting room
- Two bedrooms
- EPC: D
- Sorry no smokers
- Open plan kitchen/diner
- Modern bathroom
- Garden & parking
- Holding deposit: £265.38



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 87        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 67                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

#### DESCRIPTION

Flick & Son are pleased to offer for rent this fantastic, spacious two bedroom semi detached home located in the heart of Wickham Market.

#### ACCOMMODATION

Through the front door you are greeted into an extremely spacious kitchen/diner which leads to a cosy sitting room to the front which overlooks the garden. The modern bathroom with bath and separate walk in shower is located to the rear of the downstairs accommodation.

Upstairs you find a fabulous master bedroom to the front along with a further good size second bedroom.

Outside there is a pretty garden to the front along with driveway parking to the rear.

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

#### LOCATION

Wickham Market is a bustling, thriving community close to the River Deben within the Suffolk Coastal Heritage area. It is reached either by road, turning off the A12 approximately fifteen miles north-east of Ipswich, or by rail to its station at Campsea Ashe. The centre of this large village offers convenient parking, a wide variety of shops as well as a choice of places to eat. Within a ten-mile radius can be found the attractions of Easton Farm Park, the Snape Maltings, Framlingham Castle and Sutton Hoo.

#### AVAILABILITY

The property is available from 16th May 2026.

Council Tax: Band B

Deposit required: £1,326.92

Sorry, no smokers.

#### VIEWINGS

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