

Flick & Son

Coast and Country



Leiston, Suffolk

Rent: £950 PCM,

Council Tax: Band A

- End terrace
- Spacious ground floor bathroom
- Large garden
- EPC: D
- Pet considered

- Open plan living/dining room
- Three bedrooms
- Driveway
- Holding deposit: £219.23



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	78
England & Wales		EU Directive 2002/91/EC



DESCRIPTION

Flick & Son are pleased to offer for rent this fantastic three bedroom end of terrace home located in the popular town of Leiston, just a short walk from the High Street.

ACCOMMODATION

Through the front door you are greeted by a useful inner porch leading through to the living room with a step up to the dining area. To the rear of the property you find the kitchen and large bathroom with separate bathtub and walk in shower.

Upstairs you find the master bedroom with fitted wardrobes along with two further bedrooms which are interconnecting.

Outside there is a fabulous enclosed garden along with driveway parking.

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

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

This property is available from the 2nd August 2025 for an initial twelve month term.

Deposit required: £1,096.15

Council Tax: Band A

Pet considered. Sorry, no smokers.

VIEWINGS

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