

# Flick & Son

Coast and Country



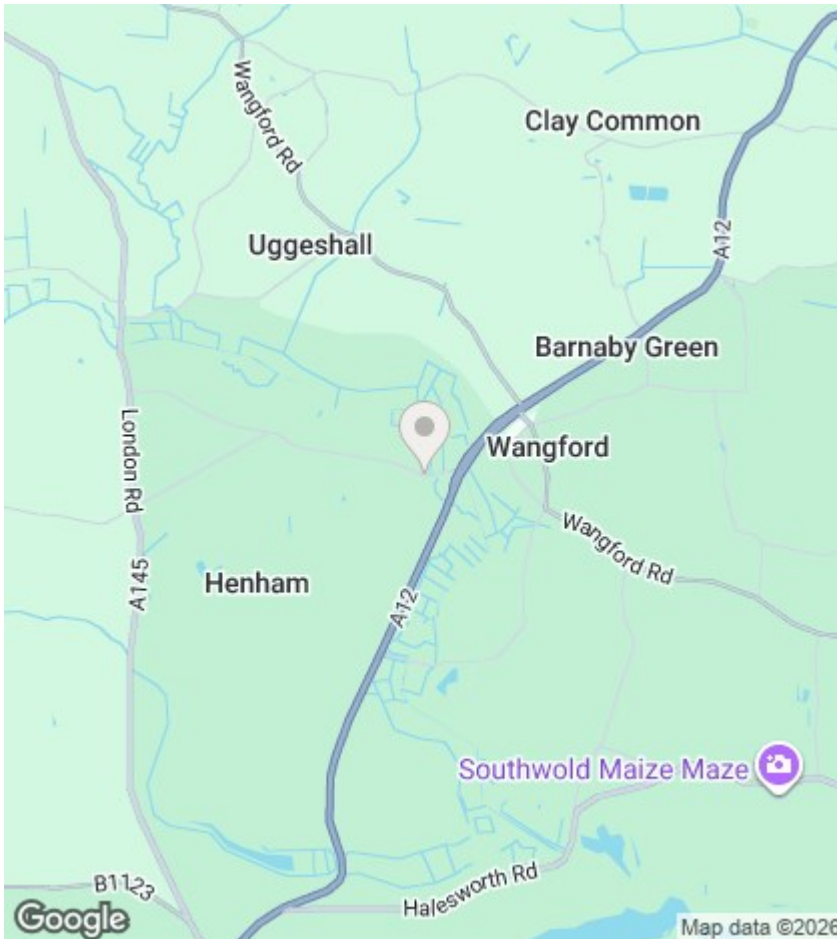
## Henham, Suffolk

Rent: £995 PCM,

Council Tax: Band C

- Semi-detached cottage
- Kitchen/diner
- Ground floor bathroom
- EPC: E
- Pet considered

- Sitting Room
- Three bedrooms
- Garden & parking
- Holding deposit: £229.61



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</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 character Grade II listed three bedroom cottage forming part of the Henham Park Estate located close to Wangford and Southwold.

#### ACCOMMODATION

The downstairs comprises of a cosy sitting room with fireplace leading into the kitchen/diner. The bathroom is accessed via an inner hall from the kitchen.

Upstairs you find the master bedroom which provides access to a single bedroom. There is also an additional single bedroom.

Outside there is a good size garden, brick store and off street parking.

The property is heated via electric heating, It has an EPC rating E.

#### LOCATION

Henham Park is a rural yet highly accessible location with the renowned seaside town of Southwold and Suffolk Heritage Coast within seven miles. The popular market towns of Halesworth and Beccles, both are five and eight miles distant respectively, offer railway stations, excellent shopping facilities and Beccles is the southern most part of the navigable Broads. The historic cathedral City of Norwich with its outstanding shopping facilities, centre for the arts and airport is 26 miles to the north.

#### AVAILABILITY

The property is available from the 11th February 2026 for an initial twenty-four month tenancy.

Council Tax: Band C

Deposit required: £1,148.07

Pets considered. Sorry no smokers

#### VIEWINGS

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