

Flick & Son

Coast and Country



Saxmundham, Suffolk

Rent: £650 PCM,

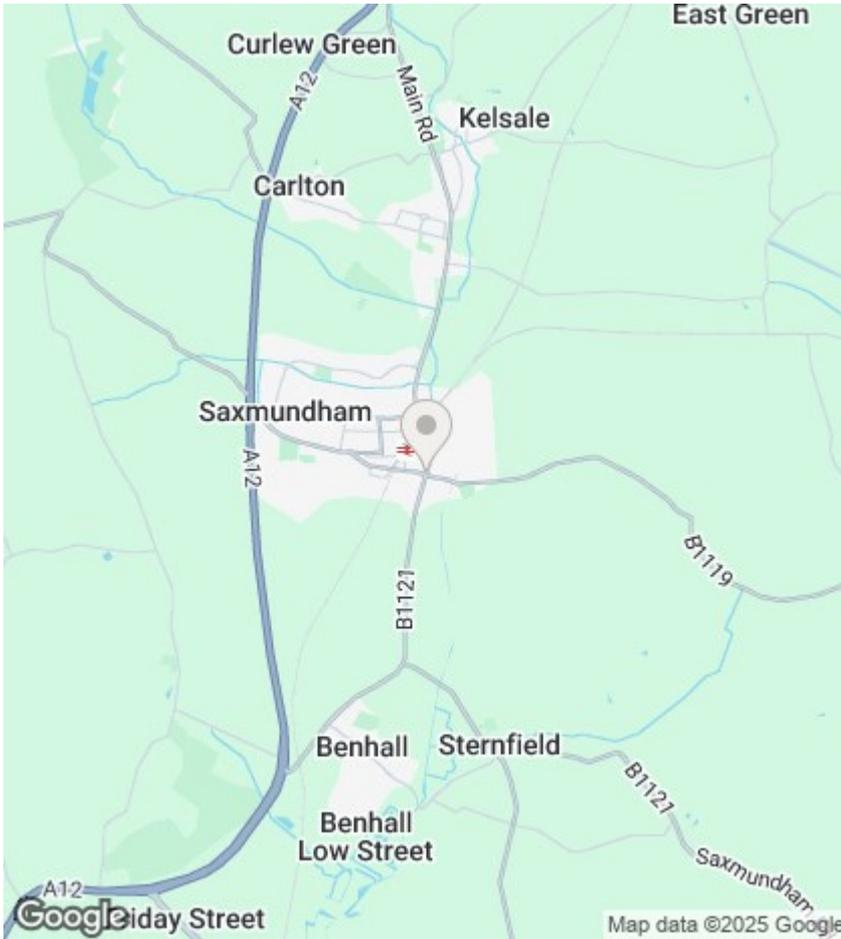
Council Tax: Band A

- Private entrance hall
- Two double bedrooms
- Allocated parking for 1 car
- EPC E
- Gas Fired Central Heating

- Fitted kitchen with cooker
- Town centre position
- Available long term
- Holding deposit - £150.00
- Not suitable for children or pets

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

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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	50	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

DESCRIPTION

Flick and Son are pleased to offer this unfurnished two bedroom first floor apartment in the centre of town, with allocated parking.

ACCOMMODATION

You enter the property from the high street into a private entrance which leads to the stairs taking you upstairs to the apartment. Here you have a hallway leading off to all rooms with the sitting room at the front, two double bedrooms to the side, a fitted kitchen and full bathroom suite with O/H shower.

Outside you have allocated parking for one car situated just around the corner.

The property is heated by gas fired central heating. It has an EPC rating E.

LOCATION

The market town of Saxmundham lies just off the A12 with a good range of traditional shops in its High Street centre, with further amenities within the town including both primary and free schools, library, doctors and dentists surgeries, Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool St.

Saxmundham lies conveniently places about seven miles inland from the Suffolk Heritage Coastline at the pretty and unspoilt seaside town of Aldeburgh and about 25 miles north of the county town of Ipswich. For those with a leisure interest in mind, the area abounds with opportunities including nearby Saxmundham Sports Club, bird watching at the renowned RSPB Minsmere Reserve, walking in the areas of woodlands and forests at Dunwich and Rendlesham and cycling on the local leafy lanes. For music lovers the Snape Maltings Concert Hall is but a short drive away as is the River Alde which provides some of the prettiest sailing waters on the East Coast.

AVAILABILITY

This property is available from the 15th June 2024 for a minimum term of twelve months.

Council Tax : Band A

Deposit required : £750.00

Sorry, not suitable for children or pets, no smokers.

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

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