

# Flick & Son

Coast and Country



## Saxmundham, Suffolk

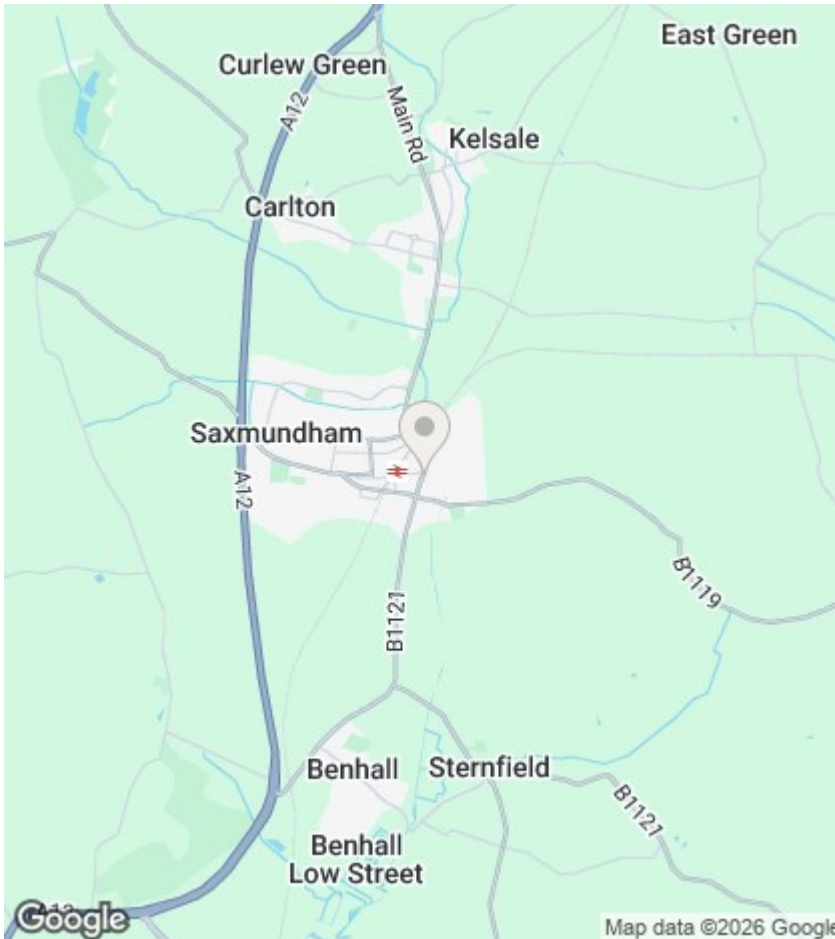
Rent: £650 PCM,

Council Tax: Band A

- First floor maisonette
- Kitchen with appliances
- Parking
- EPC E
- Sorry, no pets or smokers
- One bedroom
- Downstairs cloakroom
- Furnished
- Holding deposit: £150.00

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

lettings@flickandson.co.uk  
www.flickandson.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</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 to rent this very spacious furnished one bedroom split level maisonette with parking located in the heart of Saxmundham.

#### ACCOMMODATION

This fantastic maisonette is located on the first floor of the building. Through the front door you are greeted with a large open plan living/dining room, kitchen and the unusual benefit of a downstairs W/C.

Upstairs there is a double bedroom and bathroom with shower over bath.

The property is heated via electric 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

The property is available from 26th April 2025 for a minimum 12 month tenancy.

Council Tax Band: A

Deposit required: £750.00

The property is offered fully furnished. Sorry no pets or smokers.

#### VIEWINGS

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

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