

Flick & Son

Coast and Country



Orford, Suffolk


Rent: £850 PCM,

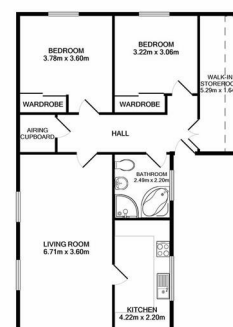
Council Tax: Band A

- Large sitting room
- Four piece bathroom
- Communal gardens
- EPC C
- No pets / smokers
- Two double bedrooms with built-in wardrobes
- Views of Orford Castle
- Allocated parking
- Holding deposit : £196.15
- Not suitable for young children



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



TOTAL APPROX. FLOOR AREA 83.7 SQ M (901 SQ FT)

DESCRIPTION

Flick and Son are pleased to offer this spacious two bedroom unfurnished first floor flat set in popular coastal town with views of the Castle from the sitting room and easy access to amenities.

ACCOMMODATION

The property comprises of an entrance hallway which leads to the two double bedrooms each with built in wardrobes, a four piece family bathroom and the large sitting room which has the kitchen off it. There is also a large storage cupboard (5.5 x 2.45metres) with lighting and electric and large walk-in airing cupboard.

Outside there are beautiful communal gardens and allocated off road parking.

The property is heated by night storage heaters and benefits from double glazing throughout. It has an EPC rating C.

LOCATION

Orford benefits from a well-stocked village shop with sub-post office, an internationally-famous bakery, hotel and pub. Also within Orford is the village hall which provides a regular marketplace for fresh produce and newspapers, and a doctor's surgery. Orford still retains its primary school, which is located between the fire station and the recreation ground which includes two members tennis courts. There is an active sailing club within the village and local, traditional fisherman still bring in fish to the village where it is readily available to buy.

AVAILABILITY

This property is available from the 26th August 2023 for a minimum term of twelve months.

Council Tax : Band A

Deposit required : £980.76

Sorry no pets and no smokers, not suitable for younger children.

VIEWINGS

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