

Flick & Son

Coast and Country



Saxmundham ,

Rent: £1,400 Per Month, Council Tax: Band B

- Recently refurbished
- Three bedrooms
- Low maintenance garden
- EPC: C
- Sorry no smokers
- Fully furnished
- Fully equipped kitchen
- Allocated parking
- Holding deposit: £323.07



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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	

DESCRIPTION

Flick & Son are pleased to offer for rent this fantastic recently refurbished three bedroom furnished property in a prime central location just a stones throw from the train station.

ACCOMMODATION

Through the front door you are greeted into an entrance hall leading through to a fabulous fully-equipped kitchen/diner with doors to the garden. There is also the added convenience of a W/C accessed from the entrance hall.

On the first floor you find the light & airy sitting room, a double bedroom and the modern shower room.

On the top floor you find two further bedrooms.

Outside to the rear of the property there is a low maintenance garden and allocated parking for one car.

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

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 27th May 2026

Council Tax: Band B

Deposit required: £1,615.38

The property is offered fully furnished.

If a tenant would like to discuss the possibility of an all bills included arrangement this can be discussed with the landlord.

High Street, Saxmundham, Suffolk, IP17 1AB

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

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