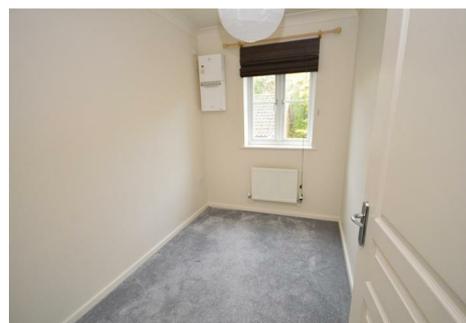


Flick & Son

Coast and Country

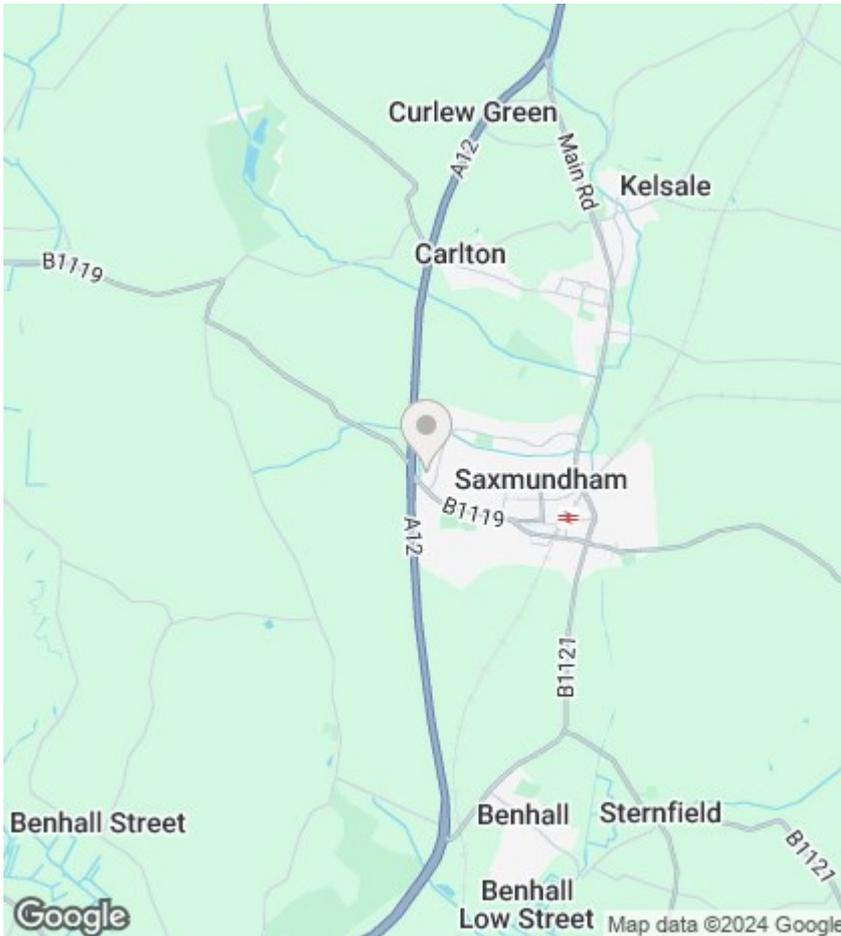


Saxmundham,

Rent: £925 PCM,

Council Tax: Band B

- End-terrace house
- Three bedrooms
- Garage & driveway
- EPC: D
- Sorry no pets or smokers.
- Sitting room with doors to garden
- Front & rear gardens
- Cul-de-sac position
- Holding deposit : £213.46



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	66	
(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 three bedroom end terrace home situated in the ever popular Brook Farm estate, close to Saxmundham town centre and train station.

ACCOMMODATION

Through the front door you are greeted into an entrance hall leading to the kitchen at the front of the property and the sitting/dining area to the rear with patio doors to the garden. There is also the added benefit of a downstairs WC.

Upstairs you find the master bedroom and two further bedrooms along with the family bathroom.

Outside there is an enclosed rear garden and a small garden to the front. There is also a garage and ample driveway parking.

The property is heated via gas fired central heating. It has and EPC rating D.

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 placed 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 7th November 2023 for an initial twelve month term.

Council Tax: Band B

Deposit required: £1,067.30

Sorry no pets or smokers.

High Street, Saxmundham, Suffolk, IP17 1AB

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

01728 839771

lettings@flickandson.co.uk

appointments@flickandson.co.uk