

Flick & Son

Coast and Country



Leiston,


Rent: £925 PCM,

Council Tax: Band B

- Semi detached
- Large galley-style kitchen
- Fabulous garden
- EPC: D
- Sorry, no pets or smokers

- Two reception rooms
- Three bedrooms
- Driveway
- Holding deposit: £213.46



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(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 spacious three bedroom semi-detached home with off street parking in a convenient location close to Leiston town centre.

ACCOMMODATION

Through the front door you are greeted into the entrance hall which leads you to the spacious living room and the dining room which leads you into a fantastic kitchen. There is also the added benefit of an additional reception room which would make an ideal home office and a downstairs W/C.

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

Outside to the rear there is a large garden. To the front, you find the driveway providing off street parking for 1-2 cars.

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

LOCATION

The popular town of Leiston lies about a mile and a half inland from the Suffolk Heritage Coastline and offers a good range of shops in a traditional High Street setting, together with a Co-op supermarket, library, bank, doctors and dentists surgeries, swimming pool complex and cinema. Primary and secondary schooling is within walking distance and Waitrose and Tesco supermarkets may be found in nearby Saxmundham, about four miles distant, which also has a railway station on the East Suffolk branch line giving hourly services to Ipswich with connections to London Liverpool Street.

AVAILABILITY

The property is available from 4th May 2024 for an initial twelve month term.

Council Tax: Band B

Deposit required: £1,067.30

Sorry no pets or smokers.

VIEWINGS

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