

Flick & Son

Coast and Country



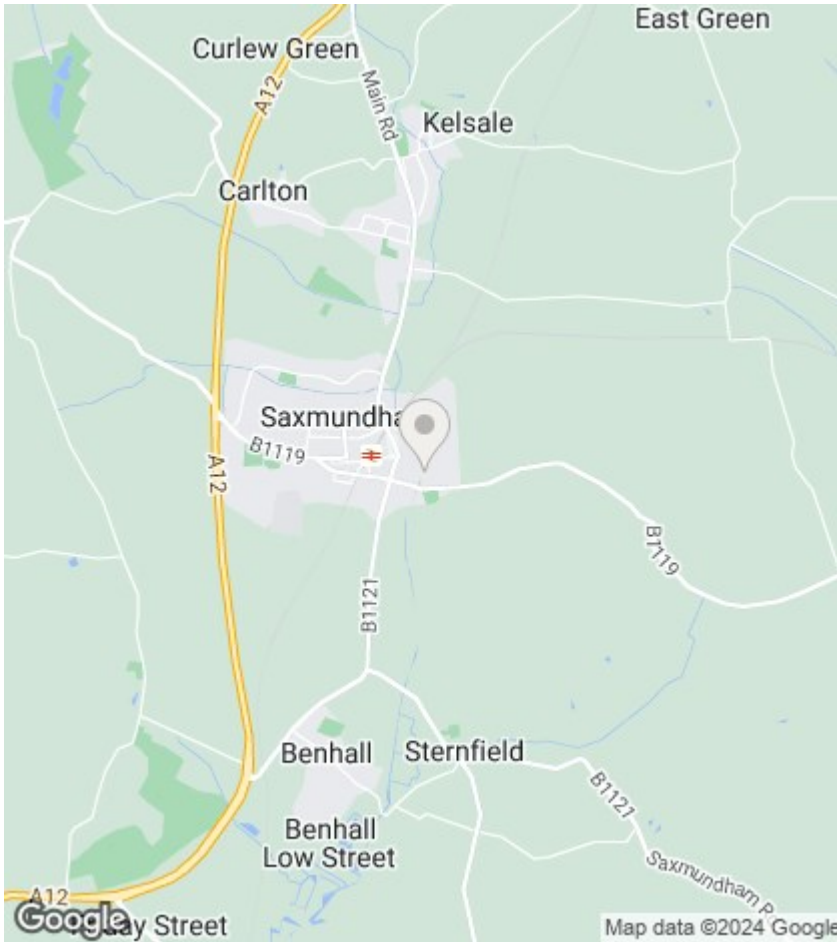
Saxmundham,

Rent: £1,250 PCM,

Council Tax: Band C

- Modern townhouse
- Three bedrooms
- Garden
- EPC: C
- Sorry no pets or smokers

- Semi open-plan living room/kitchen
- Two ensembles
- Garage & off street parking
- Holding deposit: £288.26



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	85
(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 fabulous three bedroom semi-detached townhouse located in a popular modern development close to Saxmundham town centre & train station.

ACCOMMODATION

The well-planned accommodation is arranged over three floors.

From the entrance hallway you find the good size sitting room with double doors into the kitchen/diner. The kitchen can also be accessed by another door from the entrance hall. The downstairs accommodation is completed by a useful W/C.

On the first floor there is the first of two double bedrooms with ensuite shower room, a further bedroom and the family bathroom.

On the top floor you find the second double bedroom with ensuite shower room.

Outside there is a low-maintenance garden with steps providing access to the garage and parking.

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 10th May 2024 for an initial 6 month term.

Council Tax: Band C

Deposit required: £1,442.30

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.

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