

Flick & Son

Coast and Country



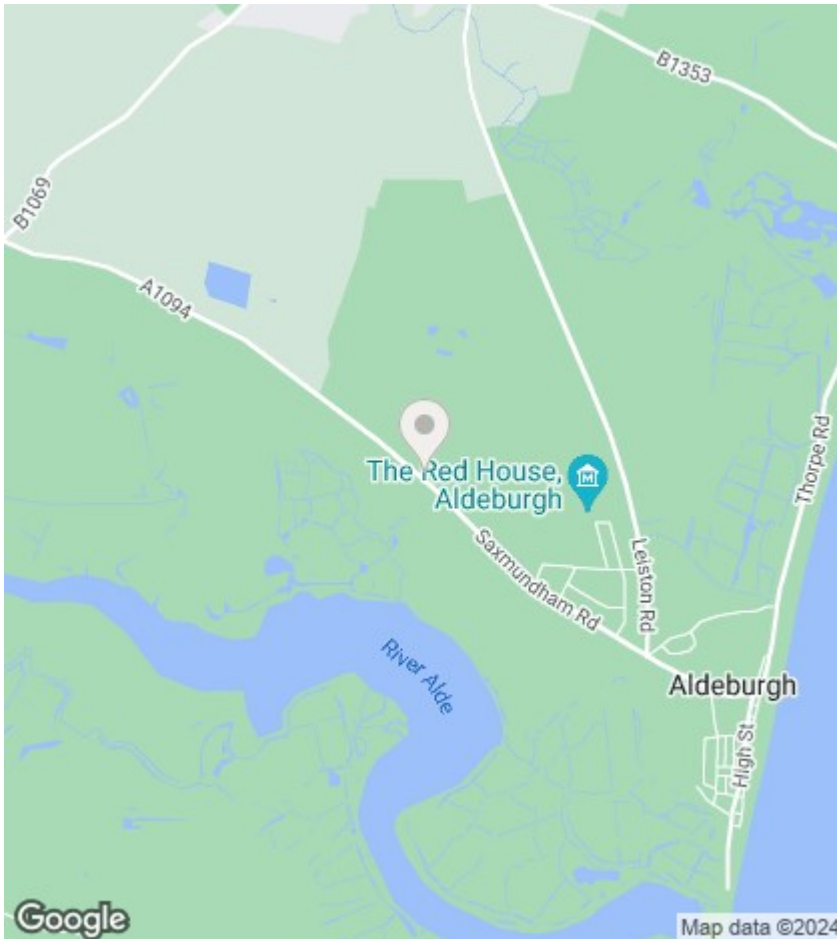
Aldeburgh, Suffolk

Rent: £1,150 PCM,

Council Tax: Band E

- Detached bungalow
- Sitting room
- Large front & rear gardens
- EPC: D
- Pet considered

- Kitchen with pantry
- Three bedrooms
- Ample parking
- Holding deposit: £265.38



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	57	
(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 wonderful three bedroom detached bungalow neighbouring Aldeburgh Golf Club just a short drive from the town centre and beach.

ACCOMMODATION

The accommodation comprises a main entrance hall from which you find a sitting room with open fire which leads to the kitchen with walk-in-pantry and a rear lobby with cloakroom and store cupboard.

There are two double bedrooms and a further single bedroom, along with a large family bathroom with shower over bath.

Outside to the rear there is a large garden along with parking accessed via the Golf Club. To the front there is an additional garden area.

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

LOCATION

Aldeburgh is an extremely popular seaside town, renowned for its connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features a range of independent shops and brand name boutiques, restaurants and galleries, along with an independent cinema. The town is close to open countryside and nature reserves which are connected through a vast network of public footpaths. Situated within the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty, Aldeburgh is approximately two hours drive from London and the nearest train station is seven miles away at Saxmundham which, with a change at Ipswich, connects to London Liverpool Street.

AVAILABILITY

This property is available from the 25th May 2024 for an initial twelve month term.

Council Tax: Band E
 Deposit required : £1,326.92

Pet considered. Sorry, no smokers.

VIEWINGS
 High Street, Saxmundham, Suffolk, IP17 1AB
 Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.
 01728 633773

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