

# Flick & Son

Coast and Country



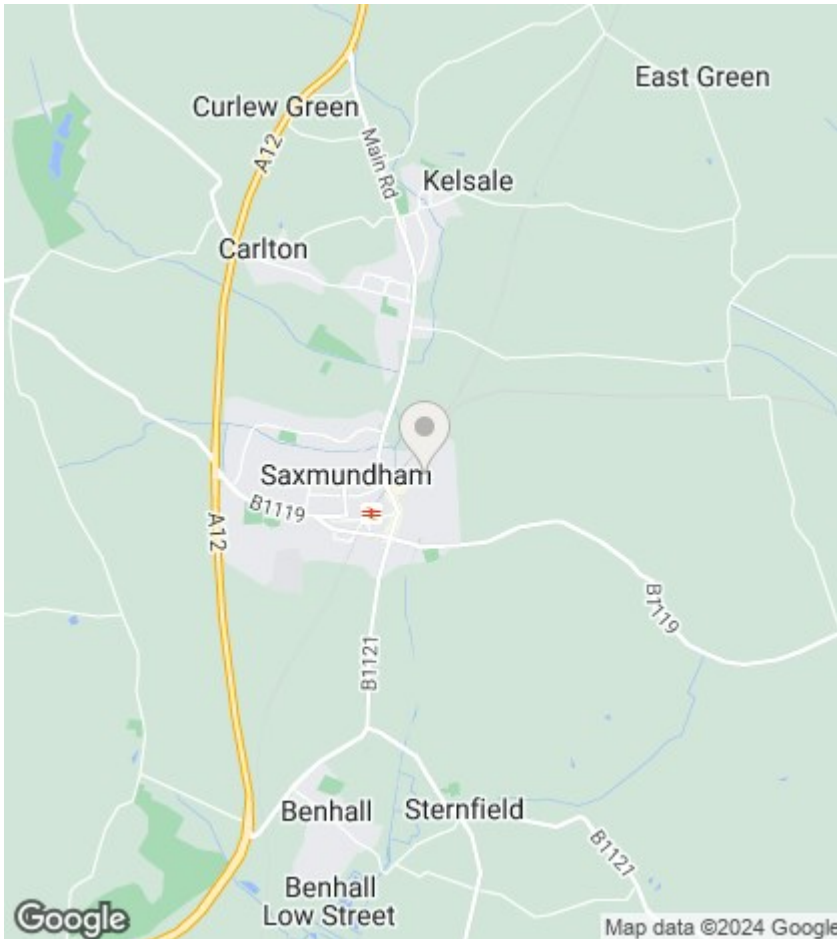
Saxmundham,

Rent: £935 PCM,

Council Tax: Band B

- Mid-terrace house
- Modern kitchen
- Garden
- EPC: B
- Sorry no pets or smokers

- Two double bedrooms
- Bathroom with O/H Shower
- Driveway parking
- Holding deposit : £215.77



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### DESCRIPTION

Flick and Son are pleased to offer for rent this modern two bedroom mid-terrace house with driveway parking situated on popular new estate just a short walk to Saxmundham town centre and train station.

#### ACCOMMODATION

As you enter the property from downstairs you are welcomed by the entrance hallway which leads on to the cloakroom, fitted kitchen with cooker and the lounge/dining room. To first floor are two double bedrooms and the family bathroom.

Outside you have a small front garden area and driveway parking for two cars, with a fully enclosed rear garden laid to lawn.

The property is benefits from double glazing throughout and is heated by 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

This property is available from the 2nd August 2024 for a minimum of twelve months.

Council Tax: Band B

Deposit required: £1,078.84

Sorry no pets or smokers.

#### VIEWINGS

High Street, Saxmundham, Suffolk, IP17 1AB

01728 633773

lettings@flickandson.co.uk

www.flickandson.co.uk