

# Flick & Son

Coast and Country



Halesworth,


Rent: £1,125 PCM,

Council Tax: Band C

- Terraced house
- Modern kitchen
- Three bedrooms
- EPC: C
- Sorry no pets

- Recently renovated
- Spacious living/dining room
- Parking for two cars
- Holding deposit: £259.61



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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 & Son are pleased to offer for rent this beautiful recently renovated three bedroom terrace property located in the heart of Halesworth, close to the train station.

#### ACCOMMODATION

The downstairs of this fantastic property comprises a modern kitchen with views over the front garden and a spacious light & airy living room. There is also the added benefit of a downstairs WC.

Upstairs there is a large master bedroom, two further good size bedrooms and a family bathroom.

Outside, there is a lovely rear garden with shed along with a front patio garden. There is also covered parking for two cars.

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

#### LOCATION

The popular market town of Halesworth is centred around a pedestrian precinct with a wide variety of shops which cater for every day needs. Halesworth has a primary school, library, arts centre, doctors surgery and cottage hospital, which make it very self contained. The town is also well served with transport communications having a railway station which offers a service via Ipswich to London Liverpool Street.

#### AVAILABILITY

The property is available from the 7th August 2024 for an initial 6 month term.

Council Tax: Band C

Deposit required: £1,298.07

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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