

# Flick & Son

Coast and Country



Saxmundham ,

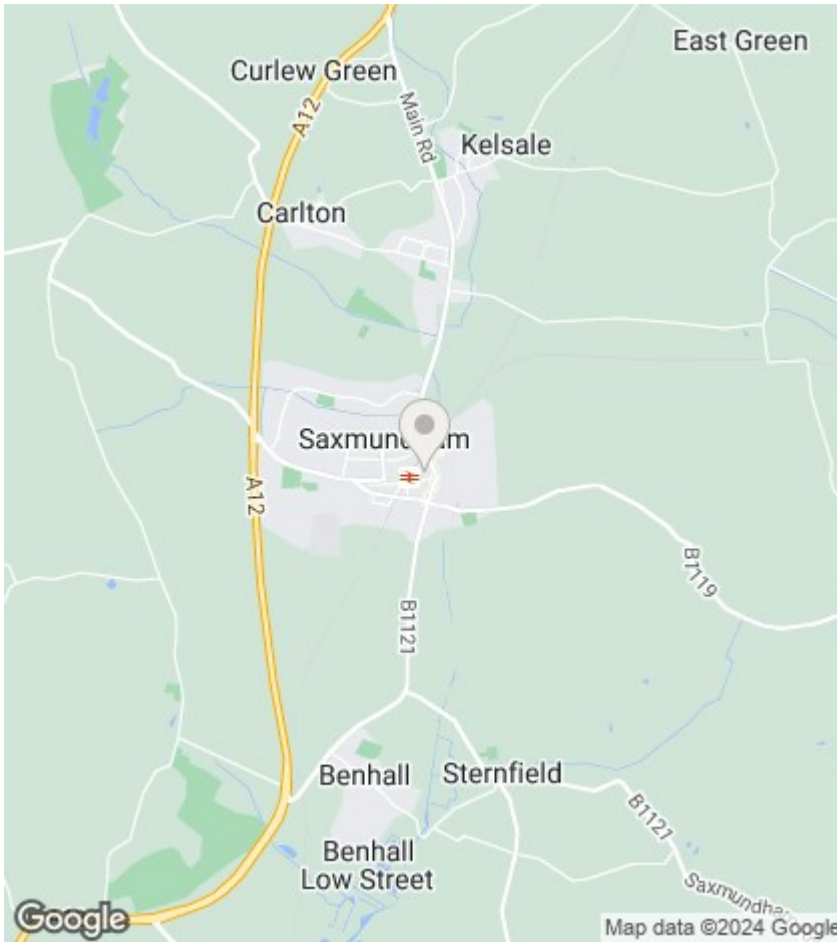
Rent: £1,200 PCM,

Council Tax: Band C

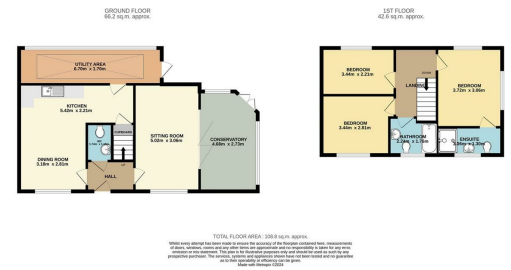
- Modern end-terrace
- Master bedroom with ensuite
- Patio garden with 'outdoor kitchen'
- EPC: B
- Sorry no pets or smokers
- Stunning kitchen/diner
- Two further bedrooms
- Town centre location
- Holding deposit: £276.92

High Street, Saxmundham, Suffolk, IP17 1AB  
01728 633773

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(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 & Son are pleased to offer for rent this fabulous three bedroom end terrace home located in the heart of the popular town of Saxmundham, close to the train station & town centre.

**ACCOMMODATION**

The downstairs of this modern home features an entrance hall which to the left leads to a spacious kitchen/dining room with integrated appliances. From the entrance hall to the right is the well proportioned sitting room which benefits from bi-fold doors opening into a large conservatory. The downstairs accommodation is completed by a useful utility room and downstairs W/C.

To the first floor you find the master bedroom with ensuite shower room, two further bedrooms and a family bathroom.

Outside there is a patio garden complete with an incredible 'outdoor kitchen' complete with gas barbeque, fridge and storage integrated into polished stone work tops with adjacent store room, creating the perfect arrangement for alfresco dining! At the front of the property there is parking for two cars adjacent to an EV charger.

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

**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 placed 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 the 31st August 2024 for an initial twelve month term.

Council Tax: Band C

Deposit required: £1,384.61

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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