

# Flick & Son

Coast and Country



## Leiston, Suffolk

Rent: £895 PCM,


Council Tax: Band B

- Terraced
- Modern kitchen
- Garden
- EPC: D
- Pet considered

- Two reception rooms
- Three bedrooms
- Close to town centre
- Holding deposit: £206.54





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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 fantastic three bedroom terraced home, located just a short walk from Leiston town centre.

**ACCOMMODATION**

The downstairs accommodation comprises a cosy sitting room to the front, along with a dining room which leads into the modern kitchen at the rear. There is also a rear lobby and the modern bathroom with shower over bath. The downstairs accommodation is completed by a useful store room which houses the boiler.

Upstairs you find the master bedroom along with two further bedrooms.

Outside there is a good size private garden.

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

**LOCATION**

The popular town of Leiston lies about a mile and a half inland from the Suffolk Heritage Coastline and offers a good range of shops in a traditional High Street setting, together with a Co-op supermarket, library, bank, doctors and dentists surgeries, swimming pool complex and cinema. Primary and secondary schooling is within walking distance and Waitrose and Tesco supermarkets may be found in nearby Saxmundham, about four miles distant, which also has a railway station on the East Suffolk branch line giving hourly services to Ipswich with connections to London Liverpool Street.

**AVAILABILITY**

The property is available from 10th August 2024 for an initial twelve month term.

Council Tax: Band B

Deposit required: £1,032.69

Pet considered. Sorry, no smokers.

**VIEWINGS**

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