

# Flick & Son

Coast and Country



## Leiston, Suffolk

Rent: £895 PCM,


Council Tax: Band A

- Terraced cottage
- Ground floor bathroom
- Courtyard & garden
- EPC: D
- Sorry no pets or smokers

- 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>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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 well presented three bedroom end terrace house situated in popular location close to Leiston town centre.

#### ACCOMMODATION

The downstairs accommodation comprises a cosy sitting room leading into a dining room. From the dining room, you are greeted into the modern fitted kitchen which leads to a useful rear hallway and bathroom with shower over bath.

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

Outside there is front courtyard, rear courtyard and also a small 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

This property is available from 8th August 2024 for an initial twelve month term.

Council Tax: Band A

Deposit required: £1,032.69

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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