

Flick & Son

Coast and Country



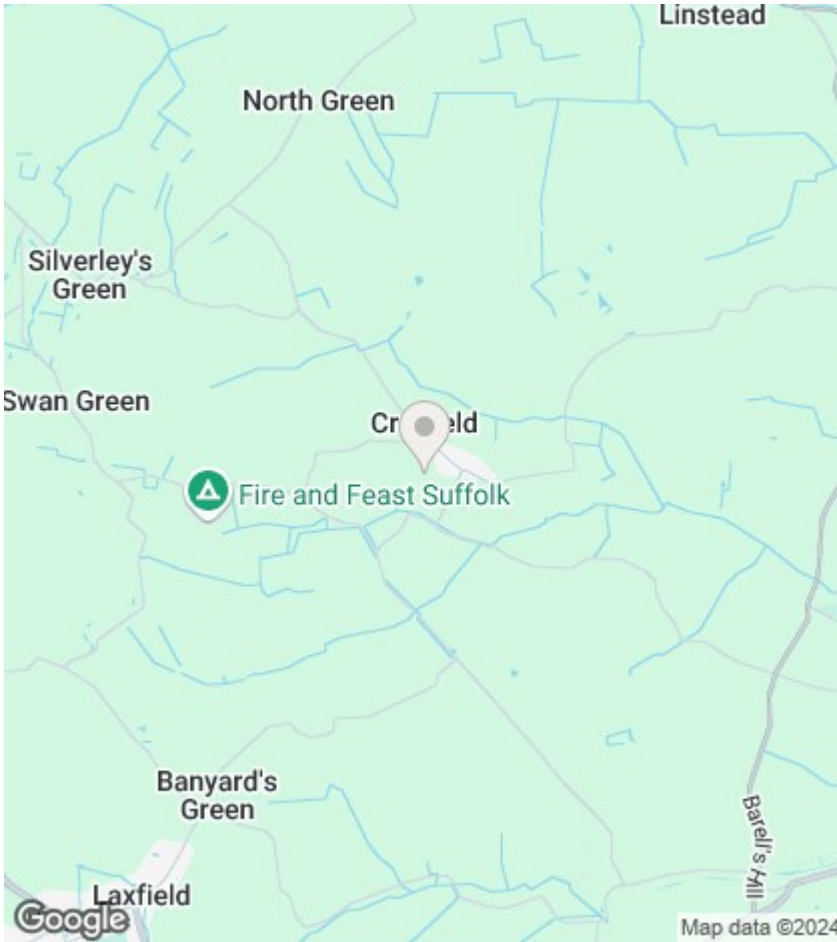
Cratfield, Halesworth,

Rent: £925 PCM,

Council Tax: Band B

- Cloakroom
- Open plan living area
- Full bathroom suite
- EPC C
- A small pet considered

- Fitted kitchen with some appliances
- Two bedrooms
- Enclosed rear garden
- Holding deposit : £213.46
- Underfloor heating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DESCRIPTION

Flick and Son are pleased to offer this modern unfurnished two bedroom semi-detached house in popular rural village with parking and gardens. Air source heat pump heating. EPC C.

ACCOMMODATION

The property downstairs comprises entrance hallway which has the cloakroom and entrance to the kitchen which is fitted appliances. The kitchen then leads to the sitting / dining room with has French doors into garden and the staircase off. Upstairs you have two double bedrooms and a full bathroom suite with overhead shower.

Outside to the front is a small garden laid lawn, with the rear garden fully enclosed and laid to lawn and includes a shed. There is parking for one car at the rear of the property.

The property is heated by air source heat pump and benefits from double glazing throughout. It has an EPC rating C.

LOCATION

Cratfield is a small village around six miles west of Halesworth with Framlingham ten miles to the south and the coast at Southwold just a short drive away. The village is a tranquil farming and residential community with a population of around three hundred. There is a selection of B&B's and the village is near to the popular tourist attraction Camel Farm Oasis. Cratfield has a very strong and supportive community with a monthly resident magazine and numerous well attended events at the Village hall throughout the year.

AVAILABILITY

This property is available from the Friday 1st November 2024 for a minimum term of twelve months.

Council Tax : Band B
Deposit required : £1,067.30

One pet considered, sorry no smokers,

For information on mobile and internet coverage please see: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

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Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. lettings@flickandson.co.uk www.flickandson.co.uk