

Flick & Son

Coast and Country



Aldeburgh, Suffolk

Rent: £1,100 PCM,

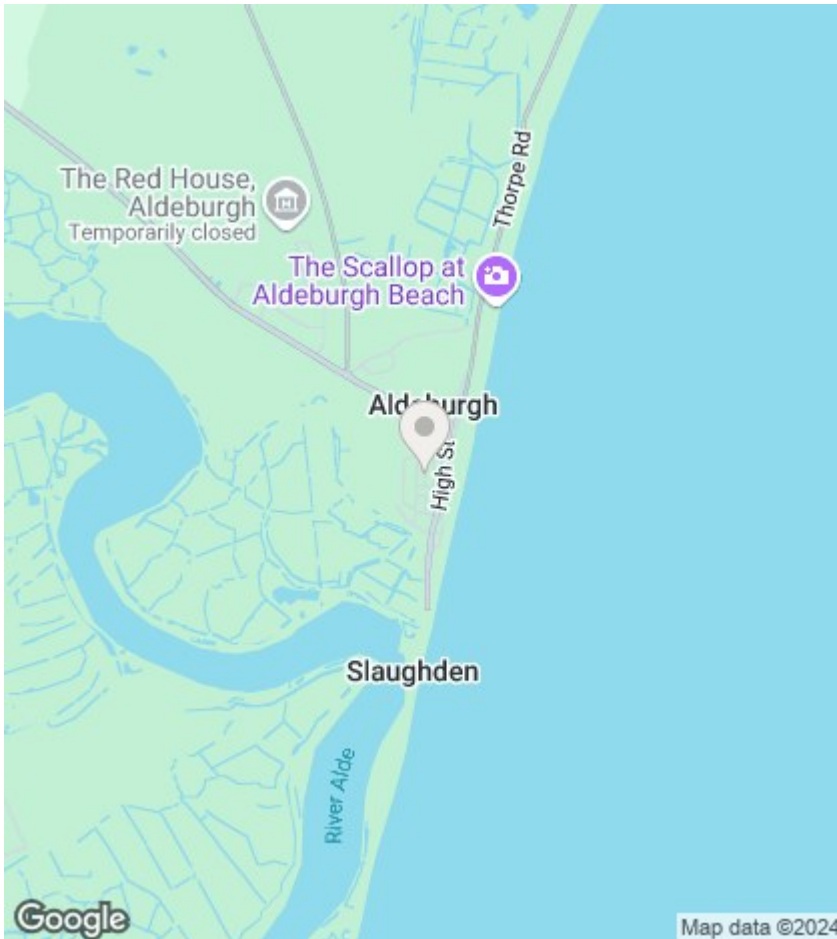
Council Tax: Band C

- Fully refurbished
- Courtyard garden
- 2 shower rooms
- EPC D
- On-road parking

- 2 double & 1 single bedroom
- Unfurnished
- Outside storage
- Holding deposit - £253.84
- Sorry, no pets or smokers

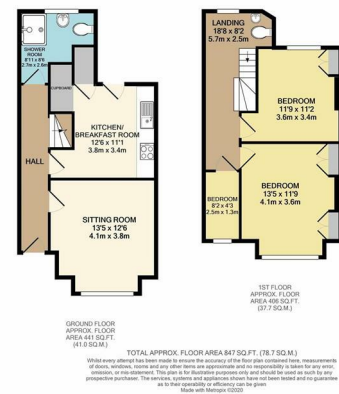
High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773

lettings@flickandson.co.uk
www.flickandson.co.uk



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



DESCRIPTION

Flick & Son are pleased to offer this fully refurbished, 3 bedroom unfurnished mid-terraced house in the sought after area of Aldeburgh, just a stones throw from the high street. With on-road parking, patioed garden area and outside storage.

ACCOMODATION

The property downstairs comprises of entrance hallway leading to the lounge situated at the front of the property, the kitchen with a door leading to the patioed garden area and outside storage, the downstairs shower room and stairs to the upstairs.

Upstairs there are two double bedrooms both with built in wardrobes and a small single bedroom, along with a second shower room.

The property is heated by gas fired central heating and benefits from double glazing throughout. It has an EPC rating D.

LOCATION

Aldeburgh is an extremely popular seaside town, renowned for its connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features a range of independent shops and brand name boutiques, restaurants and galleries, along with an independent cinema. The town is close to open countryside and nature reserves which are connected through a vast network of public footpaths. Situated within the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty, Aldeburgh is approximately two hours drive from London and the nearest train station is seven miles away at Saxmundham which, with a change at Ipswich, connects to London Liverpool Street.

AVAILABILITY

This property is available from the 15th November 2024 for an initial twelve month tenancy.

Council Tax : Band C

Deposit required : £1,269.23

Sorry no pets or smokers

VIEWINGS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view
 High Street, Saxmundham, Suffolk, IP17 1AB lettings@flickandson.co.uk
 01728 633773 www.flickandson.co.uk