

Flick & Son

Coast and Country



Framlingham,

Rent: £1,395 PCM,

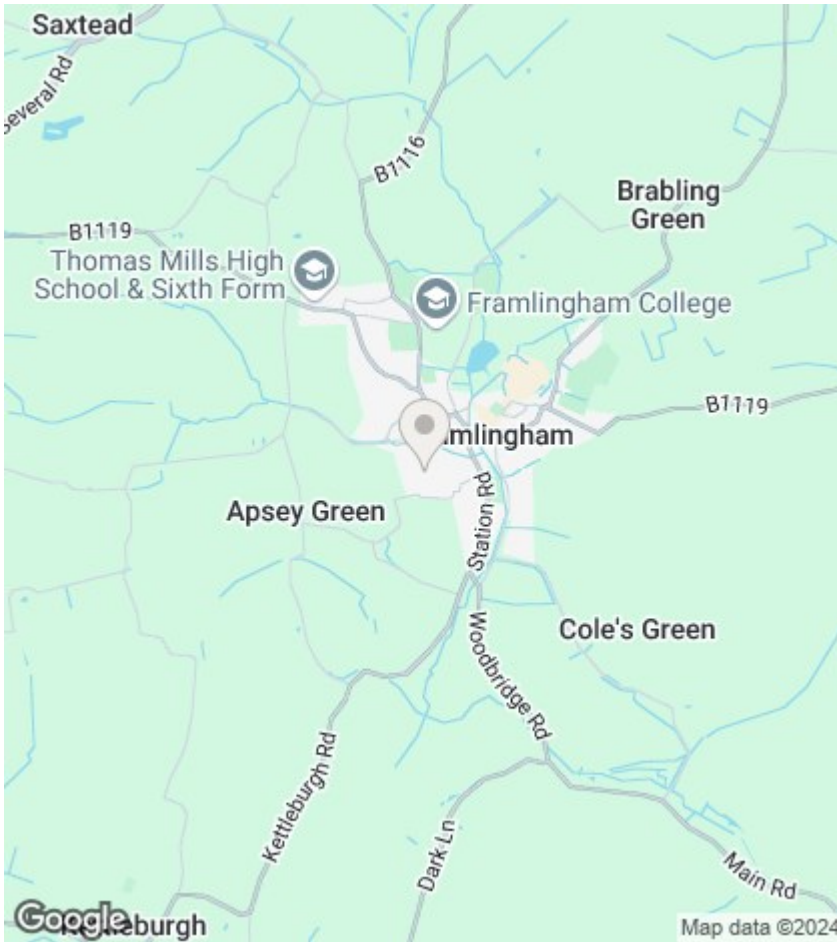
Council Tax: Band C

- Modern townhouse
- First floor living room
- Two further bedrooms
- EPC: C
- Sorry no pets or smokers


- Spacious kitchen/diner
- Master bedroom with en-suite
- Garage & parking
- Holding Deposit : £321.92

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		
(81-91) B		
(69-80) C	79	88
(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 & Son are pleased to offer for rent this highly-sought after, modern three bedroom townhouse in a convenient location in the historic market town of Framlingham.

ACCOMMODATION

The ground floor of this spacious townhouse comprises an entrance hall leading to a large modern kitchen/diner, useful study/snug and a W/C.

On the first floor you find a light & airy living room to the front, the first of three bedrooms and the family bathroom with shower over bath.

Up on the top floor you find a fantastic master bedroom with ensuite shower and a further double bedroom.

Outside to the rear there is a low-maintenance garden and a path leading to the garage and parking space.

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

LOCATION

Framlingham is best known locally for its fine medieval castle and good choice of schooling with Framlingham College and the Sir Robert Hitchum CEVAP School and Thomas Mills High School. The town also offers a good selection of shops, public houses and restaurants.

The County Town of Ipswich is about 20 miles to the south-west with mainline rail services to London Liverpool Street station taking just over an hour. The Heritage Coast is within easy reach with Aldeburgh within 12 miles and Southwold 15 miles. Snape Maltings is within 10 miles and there is good riding and walking in the surrounding countryside.

AVAILABILITY

This property is available from the 21st November 2024 for an initial twelve month term.

Council Tax: Band C

Deposit required: £1,609.61

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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