

Flick & Son

Coast and Country



Aldeburgh,

Rent: £1,025 PCM,

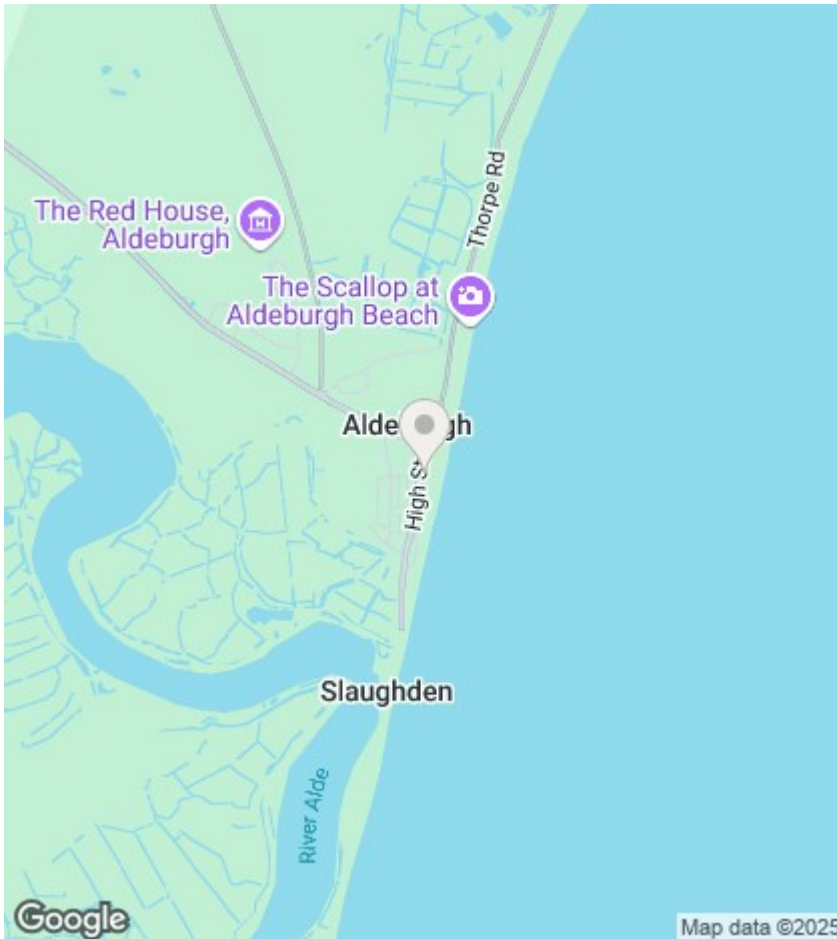
Council Tax: Band D

- Town centre location
- Open plan living
- Modern bathroom
- EPC: TBC
- Pet considered


- Moments from the beach
- Two bedrooms
- Communal courtyard
- Holding deposit: £236.53
- Furnished/unfurnished

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		
(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 lovely, unique two bedroom end terraced home in a sought after location, just moments from Aldeburgh High Street and the beach.

ACCOMMODATION

Through the front door you are greeted into the cosy living/dining area with a semi-open plan modern kitchen to one side. At the rear of the downstairs accommodation you find the modern bathroom with walk-in shower.

Upstairs you find the master bedroom along with the second single bedroom.

Outside there is useful utility space and a communal courtyard which is a real sun trap!

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

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 an eclectic 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

The property is available from the 12th April 2025 for an initial twelve month term.

Council Tax: Band D

Deposit required: £1,182.69

Pet considered. Sorry, no smokers.

The property is offered furnished or unfurnished, landlord can be flexible

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