

Flick & Son

Coast and Country



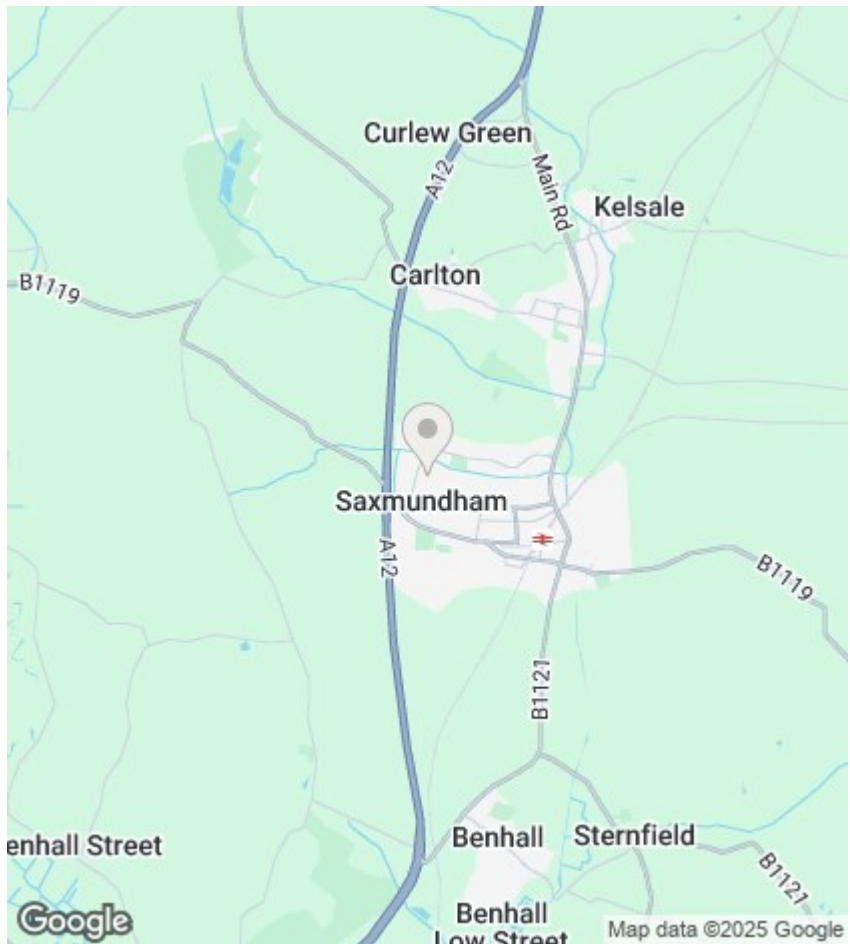
Saxmundham,

Rent: £900 PCM,

Council Tax: Band B

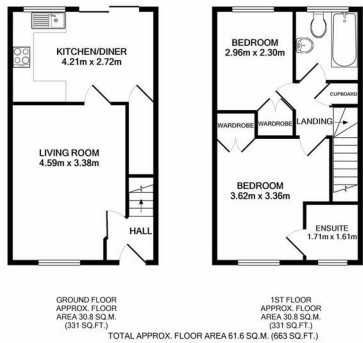
- Mid-terraced house
- Spacious sitting room
- Ensuite to master bedroom
- EPC: D
- Pet considered

- Kitchen/diner
- Two bedrooms
- Garage & parking
- Holding deposit: £207.69



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 two bedroom mid-terraced property in a quiet cul-de-sac location just a short distance from Saxmundham town centre and the train station.

ACCOMMODATION

Through the front door you are greeted into an entrance hall leading to the spacious sitting room. From the sitting room you find the kitchen/diner with doors to the garden.

Upstairs to the front of the property is the master bedroom with ensuite shower room. There is an additional generous bedroom to the rear of the property along with the family bathroom.

Outside to the rear there is a good-size garden with decked area. There is also the added benefit of a garage and off street parking.

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

Please note that carpets in both bedrooms are going to be changed before a tenancy commences.

LOCATION

The market town of Saxmundham lies just off the A12 with a good range of traditional shops in its High Street centre, with further amenities within the town including both primary and free schools, library, doctors and dentists surgeries, Waitrose and Tesco supermarkets. The local railway station which lies just west of the town centre, gives hourly services to Ipswich, which has regular services to London Liverpool St.

Saxmundham lies conveniently placed about seven miles inland from the Suffolk Heritage Coastline at the pretty and unspoilt seaside town of Aldeburgh and about 25 miles north of the county town of Ipswich. For those with a leisure interest in mind, the area abounds with opportunities including nearby Saxmundham Sports Club, bird watching at the renowned RSPB Minsmere Reserve, walking in the areas of woodlands and forests at Dunwich and Rendlesham and cycling on the local leafy lanes. For music lovers the Snape Maltings Concert Hall is but a short drive away as is the River Alde which provides some of the prettiest sailing waters on the East Coast.

AVAILABILITY

The property is available from the 10th May 2025 for an initial twelve month term.

Council Tax: Band B

Deposit required: £1,038.46

Pet considered. Sorry. no smokers.

VIEWINGS

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

01728 633773

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