

Flick & Son

Coast and Country



Aldeburgh, Suffolk

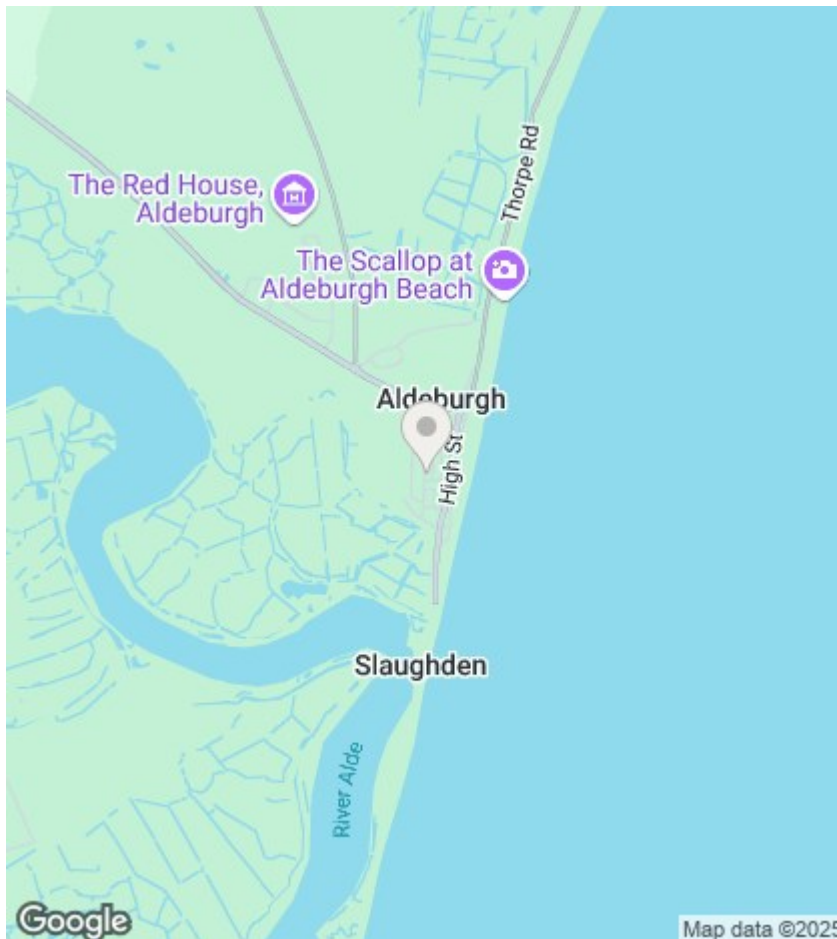
Rent: £1,250 PCM,

Council Tax: Band D

- Semi-detached
- Two bedrooms
- Patio garden
- EPC: D
- Pet considered
- Two reception rooms
- Three bathrooms
- Close to High Street & beach
- Holding deposit: £288.46

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		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 beautiful two bedroom semi-detached home situated on a sought after road, just a short walk from Aldeburgh High Street and the beach.

ACCOMMODATION

Through the front door you are greeted into an entrance hall, firstly leading to a light & airy sitting room located to the front of the property. To the other side of the entrance hall you find the kitchen leading on to a spacious living/dining space. The downstairs accommodation is completed with a useful downstairs shower room.

Upstairs at the rear of the property you find the master bedroom with ensuite bathroom, a further bedroom and another shower room.

Outside you find a patio garden - a real sun trap!

The property is heated via gas fired central heating. 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 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 16th May 2025 for an initial twelve month term.

Council Tax: Band D

Deposit required: £1,442.30

One pet considered. Sorry, no smokers.

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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