

Flick & Son

Coast and Country



Laxfield,

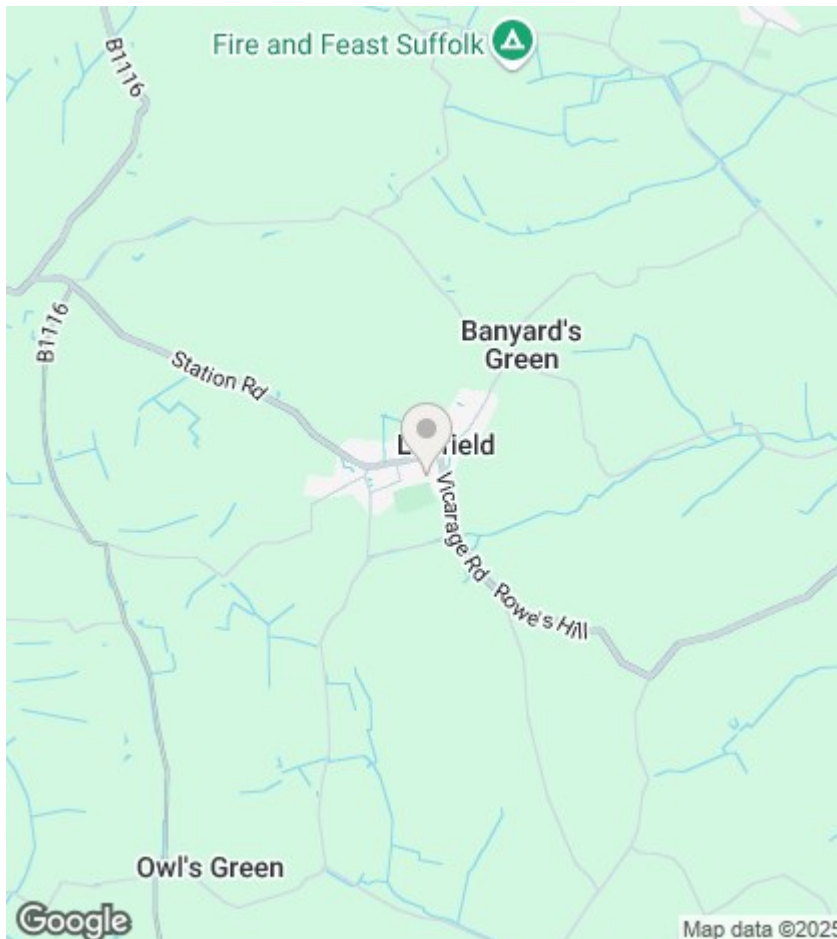
Rent: £1,150 PCM,

Council Tax: Band C

- Village location
- Sitting room
- Enclosed rear garden
- EPC: E
- Pet considered
- Kitchen/diner
- Three bedrooms
- Garage & parking
- Holding deposit: £265.38

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 beautifully presented three bedroom home located in the pretty village of Laxfield.

ACCOMMODATION

The downstairs of this lovely home comprises an entrance hall, light & airy sitting room and spacious kitchen/diner with french doors to the garden.

Upstairs you find the master bedroom with fitted wardrobes and two further bedrooms along with the modern bathroom.

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

The property is heated via electric heating. It has an EPC rating E.

LOCATION

Laxfield is about half-way between the Suffolk market towns of Halesworth and Framlingham, just 40 minutes' drive from the coast at Southwold or Aldeburgh. It has a population of more than 800, consisting of a mix of long established families and many who have moved into the area.

Just off the main road, called The Street, there are the school and pre-school, the village hall and the Baptist chapel. In the centre, near the wonderful All Saints Church and the historic Guildhall are a thriving modern Co-op store and two handsome pubs and a sporting field.

AVAILABILITY

The property is available from the 24th May 2025 for an initial twelve month term.

Council Tax: Band C

Deposit required: £1,326.92

Two small dogs or one large dog considered. Sorry, no smokers.

VIEWINGS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.
High Street, Saxmundham, Suffolk, IP17 1AB
01728 633773

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