

Flick & Son

Coast and Country

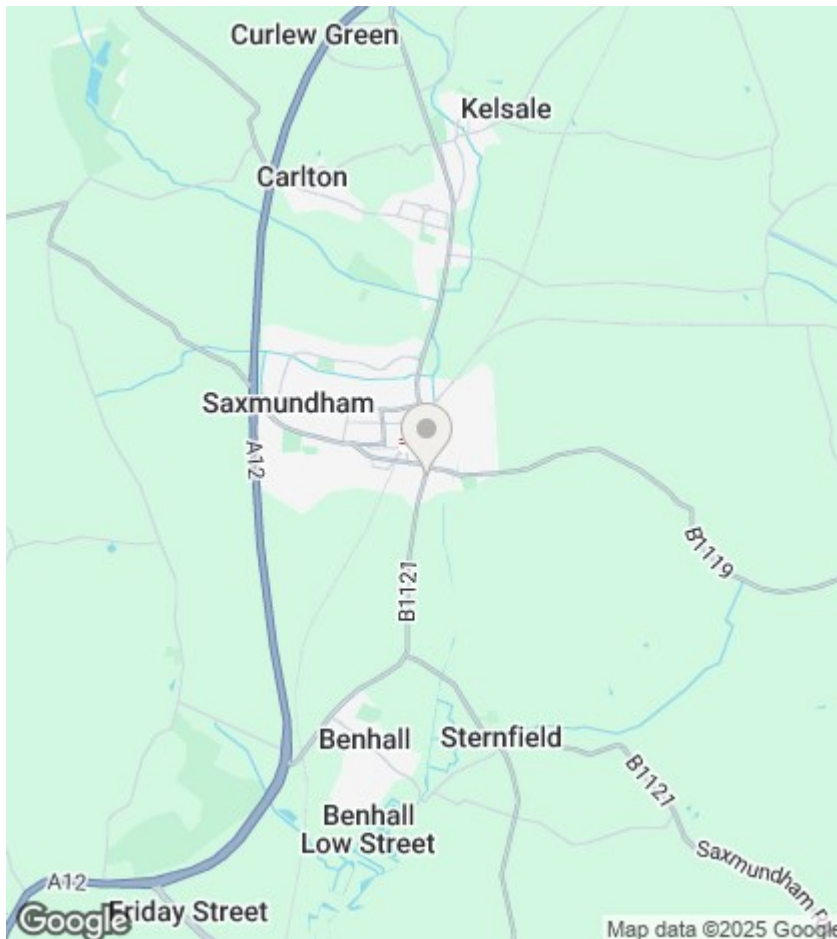


Saxmundham, Suffolk

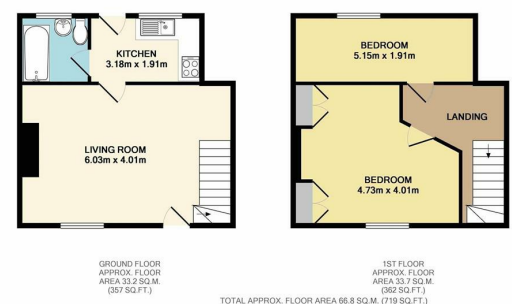
Rent: £795 PCM,

Council Tax: Band B

- End terrace cottage
- Ground floor bathroom
- Rear garden with side access
- EPC: D
- One cat considered
- Main bedroom with fitted wardrobes
- Sitting room with staircase off
- Central location
- Holding deposit: £183.46



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	81
(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 this lovely two bedroom end terrace cottage located in the heart of Saxmundham, close to the High Street and train station.

ACCOMMODATION

The property downstairs comprises of the front door which opens in to the lounge which also houses the stairs leading to upstairs. To the rear of the property is the kitchen which leads to the back door and also leads onto the family bathroom. Upstairs there is a double bedroom with built in wardrobes and a single bedroom.

Outside to the back of the property there is a small patioed area and small grassed area which is also accessed via a side gate to the property. The side gate and access is also right of way to two other houses.

The property is heated by gas fired central heating and benefits from double glazing throughout. It has an EPC rating D.

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 places 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

This property is available from the 27th June 2025 for an initial twelve month term.

Council Tax: Band B

Deposit required: £917.30

One cat considered. Sorry, no smokers.

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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