

Flick & Son

Coast and Country



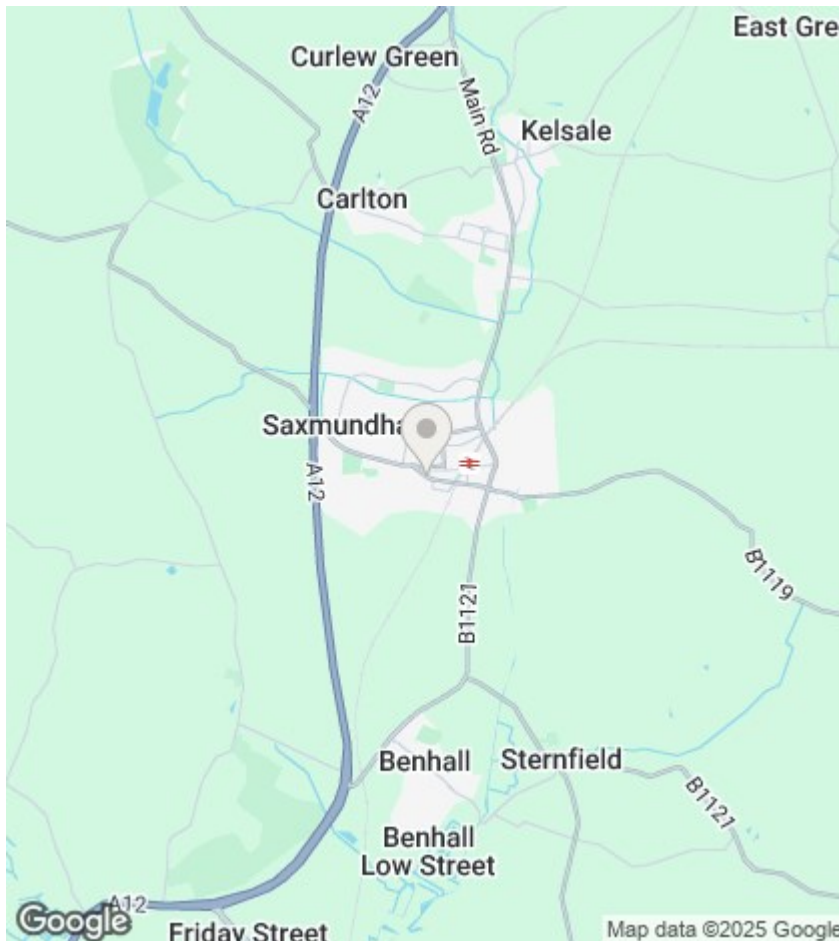
Saxmundham, Suffolk

Rent: £1,100 PCM, Council Tax: Band C

- Semi-detached
- Two reception rooms
- Family bathroom
- EPC: D
- One small pet considered
- Modern kitchen
- Three bedrooms
- Off street parking
- Holding deposit: £253.84

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		84
(81-91) B		
(69-80) C	66	
(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

A fantastic, modern three bedroom semi-detached home with ample parking, close to the town centre and train station.

ACCOMMODATION

The downstairs of this fine modern home comprises an entrance hallway which leads to a generous living room, separate dining room and modern fitted kitchen. There is also the added benefit of a downstairs W/C.

Upstairs you find the master bedroom to the front, along with two further good size bedrooms and the family bathroom with shower over bath.

Outside to the rear is an enclosed courtyard garden. There is also off street parking.

The property is heated via gas fired central heating. 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

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

Council Tax: Band C

Deposit required: £1,269.23

One small pet considered. Sorry, no smokers.

VIEWINGS

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