

Flick & Son

Coast and Country



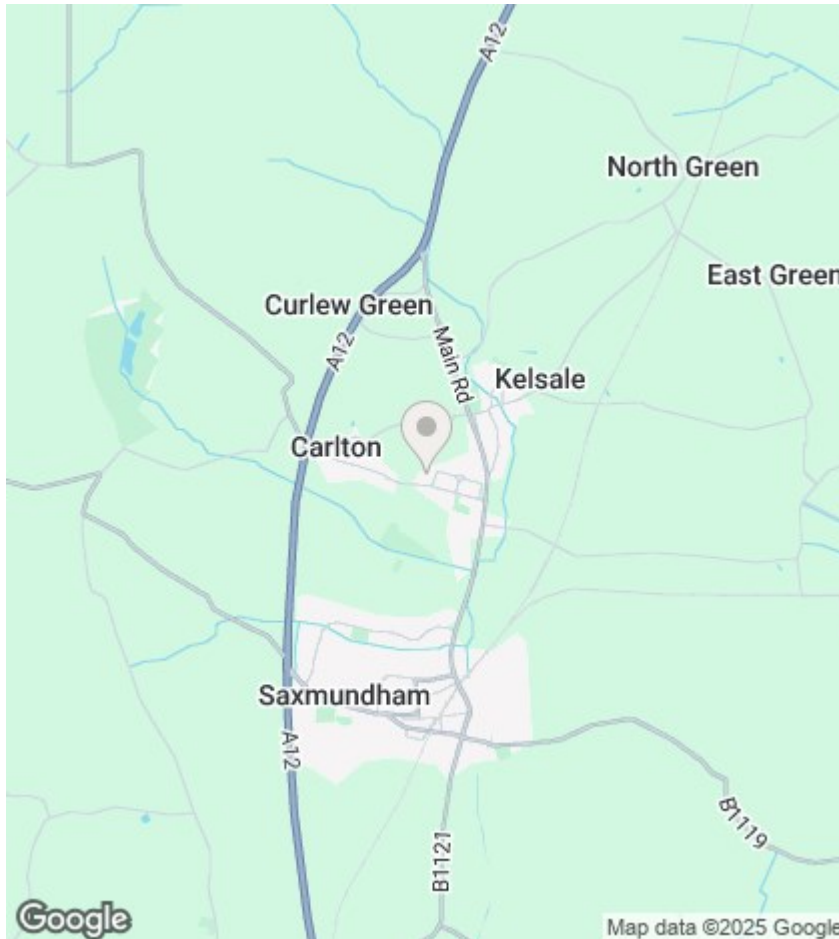
Kelsale, Suffolk

Rent: £895 PCM,

Council Tax: Band B

- Village location
- Two double bedrooms
- Enclosed rear garden
- EPC: D
- Pet considered

- Kitchen/breakfast room
- Walk-in shower room
- Garage and driveway
- Holding deposit: £206.53



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		60
(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 and Son are pleased to offer for rent this lovely two bedroom bungalow with garage and gardens situated in the quiet village of Kelsale, close to Saxmundham.

ACCOMMODATION

You enter the property via the side door into the kitchen/breakfast room which leads into the hallway. From here you have access to the lounge which is at the rear of the property and has a door into the garden, two double sized bedrooms and a walk in shower room.

Outside you have front gardens, fully enclosed rear garden, a garage and driveway for one car.

The property is heated by electric night storage heaters. It has an EPC rating D.

LOCATION

The ever popular village of Kelsale lies just over one and a half miles to the north of the market town of Saxmundham, which offers a good range of shops in a traditional High Street setting as well as a library, doctor's surgery and railway station giving connecting and direct services via Ipswich to London Liverpool Street. Kelsale has a primary school with a free school being found in Saxmundham. Attractions of the surrounding area include delightful walks along the Suffolk Heritage Coastline, the renowned RSPB Bird Sanctuary at Minsmere, golfing and sailing at the historic coastal towns of Southwold and Aldeburgh, the latter home to the internationally famous annual Music Festival with many concerts being held at the nearby Snape Maltings Concert Hall.

AVAILABILITY

This property is available from the 4th July 2025 for a minimum term of twelve months.

Council Tax: Band B

Deposit required: £1,032.69

One small pet considered. Sorry no smokers.

VIEWINGS

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