

# Flick & Son

Coast and Country



Leiston,

Rent: £950 PCM,

Council Tax: Band A

- Terraced property
- Two reception rooms
- Close to town centre
- EPC: D
- Pets considered

- Three bedrooms
- Garden office
- On road parking
- Holding deposit £219.23

High Street, Saxmundham, Suffolk, IP17 1AB  
01728 633773

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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 fantastic three bedroom terraced house which benefits from a fantastic garden office and a town centre location.

#### ACCOMODATION

The downstairs comprises of a good sized living room which leads on to the dining room. Going towards the rear of the property is the kitchen which leads to a small hallway which houses the back door to the garden and also leads onto the family bathroom. Upstairs there are two double bedrooms and one single bedroom.

Outside, there is a lovely patio area and garden which leads to a very useful garden office.

The property is heated via gas fired central heating. It has an EPC rating C.

#### LOCATION

The popular town of Leiston lies about a mile and a half inland from the Suffolk Heritage Coastline and offers a good range of shops in a traditional High Street setting, together with a Co-op supermarket, library, bank, doctors and dentists surgeries, swimming pool complex and cinema. Primary and secondary schooling is within walking distance and Waitrose and Tesco supermarkets may be found in nearby Saxmundham, about four miles distant, which also has a railway station on the East Suffolk branch line giving hourly services to Ipswich with connections to London Liverpool Street.

#### AVAILABILITY

This property is available from the 18th July 2025 for a minimum term of twelve months.

Council Tax: Band A

Deposit required: £1,096.15

Pets considered. Sorry no smokers.

#### VIEWINGS

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