

# Flick & Son

Coast and Country



## Saxmundham, Suffolk

Rent: £995 PCM,


Council Tax: Band C

- Mid terrace
- Three bedrooms
- Garden
- EPC: C
- Sorry no pets or smokers
- Kitchen/diner
- Ensuite to master
- Garage & parking
- Holding deposit: £229.61

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(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 fabulous three bedroom mid-terrace house located on a popular modern development close to Saxmundham town centre and train station.

#### ACCOMMODATION

Through the front door you are greeted into an entrance hall from which you find a spacious living room which leads into a modern kitchen/diner. The property also benefits from a downstairs W/C.

Upstairs you find the generous master bedroom with ensuite shower room, two further bedrooms and the family bathroom with shower over bath.

Outside there is a good size rear garden with patio, smaller front garden along with a garage and off street parking.

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

#### 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 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 5th February 2026 for a minimum term of twelve months.

Council Tax: Band C

Deposit: £1,148.07

Sorry, no pets or smokers.

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

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