

# Flick & Son

## Coast and Country



## Leiston, Suffolk

Rent: £995 PCM,

Council Tax: Band A

- End terrace
- Full bathroom suite with walk in shower and bath
- Fully enclosed garden area
- EPC C
- One pet considered at higher rent of £1,025pcm
- Two double & one single bedroom
- Woodburner
- Close to town centre
- Holding deposit: £229.61



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 87        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 70                      |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| <b>England &amp; Wales</b>                  |   | EU Directive 2002/91/EC |           |

#### DESCRIPTION

Flick & Son are pleased to offer for rent this spacious three bedroom end terrace house located just a short walk from Leiston town centre.

#### ACCOMMODATION

The property downstairs comprises of a front porch, leading to the lounge onto the dining area. Going towards the rear of the property is the kitchen which leads to a small hallway which houses the back door and also leads onto the family bathroom.

Upstairs there are two double bedrooms and one single bedroom.

Outside to the front there is a small patioed area. At the rear from the back door there is a small area covered by astroturf along with a fully enclosed garden and decked area, accessed from the right of way path which runs at the back of the property.

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

\*NB: The decking shown in the image of the garden is no longer present

#### 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 12th March 2026 for a minimum term of twelve months.

Council Tax: Band A

Deposit required: £1,148.07

Sorry no smokers, one small pet considered at the higher rent of £1,025pcm (Deposit - £1,182.69)

#### VIEWINGS

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