

Flick & Son

Coast and Country



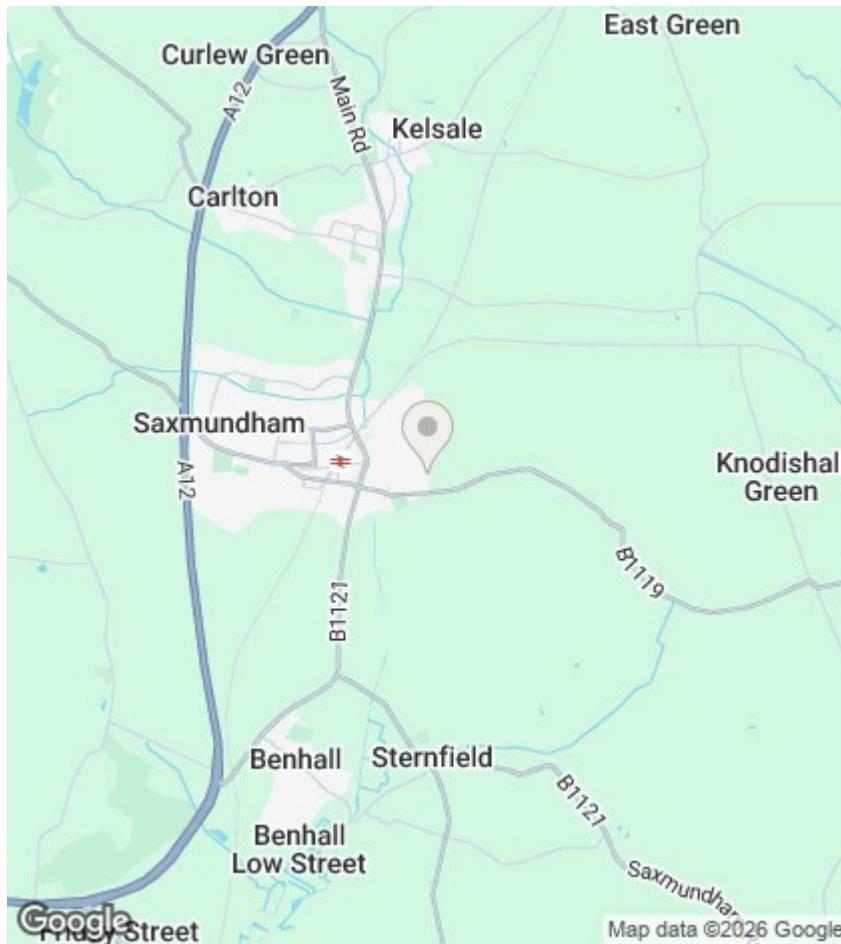
Saxmundham,

Rent: £995 PCM,

Council Tax: Band B

- Modern home
- Open plan living/dining room
- Patio garden
- EPC: B
- One pet considered

- Kitchen with integrated appliances
- Two double bedrooms
- Parking for two cars
- Holding deposit: £229.61

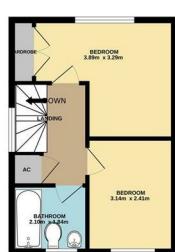


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		97
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
29.0 sq.m. approx.



1ST FLOOR
29.0 sq.m. approx.



TOTAL FLOOR AREA: 58.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements are approximate and should be used as a guide only. They are not to scale and should not be used for any construction purposes. They are for illustrative purposes only and should be used as such. Any measurements taken must be done by a professional surveyor.

DESCRIPTION

Flick & Son are pleased to offer to rent this immaculate semi-detached two bedroom home located within a popular modern development close to Saxmundham town centre and train station.

ACCOMMODATION

The downstairs of this fantastic modern home comprises an entrance hall leading to a kitchen with integrated appliances, spacious living/dining room along with the added benefit of a downstairs W/C.

Upstairs there are two light & airy double bedrooms and the bathroom with shower over bath.

Outside to the rear there is a lovely patio garden with summerhouse. At the front you find off road parking for two cars.

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 placed 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 14th March 2026 for an initial twelve month term.

Council Tax: Band B

Deposit required: £1,148.07

A pet considered. Sorry no smokers.

High Street, Saxmundham, Suffolk, IP17 1AB

Please call 01720 612755 Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

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