Flick & Son
Coast and Country







Friston,

£1,350 PCM

- Semi-detached
- Kitchen/diner
- EPC: C
- Newly renovated
- Three bedrooms
- Holding deposit: £311.53
- Cosy sitting room
- Ample off street parking
- Sorry no smokers

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

lettings@flickandson.co.uk
www.flickandson.co.uk

Aldeburgh Road, Friston

A fabulous fully renovated three bedroom home located in the popular village of Friston, just a short distance from Aldeburgh & Saxmundham.
Air source heat pump. EPC C.

3 1 1 C

Council Tax Band: B





DESCRIPTION
Flick & Son are pleased to offer for rent this fabulous fully renovated three bedroom home located in the popular village of Friston, just a short distance from Aldeburgh & Saxmundham.

ACCOMMODATION
The downstairs of this recently renovated home comprises a cosy sitting room leading through into a spacious kitchen/diner. From here you access a useful rear porch area which leads to the stunning bathroom with shower over bath, separate W/C and a utility/laundry room.

Upstairs you find the master bedroom overlooking the front of the property along with two further generous bedrooms.

Outside to the rear there is a fantastic garden benefitting from a large patio area. To the front there is ample off street parking for at least two cars.

The property is heated via air source heat pump. It has an EPC rating C.

LOCATION
Friston is some five miles from Aldeburgh, a focal point on Suffolk's Heritage Coast, with a lively High Street with both boutique and local shopping, excellent restaurants and galleries and an independent cinema. The famous Maltings Concert Hall venue at Snape is only some three miles or so away and is the centrepiece of a year round programme of music and cultural events. Aldeburgh also boasts a world class maritime heathland golf course and first class sailing from a popular yacht club.

AVAILABILITY
The property is available from 4th December 2026

Council Tax: Band B
Deposit required: £1,557.69

Sorry no smokers

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

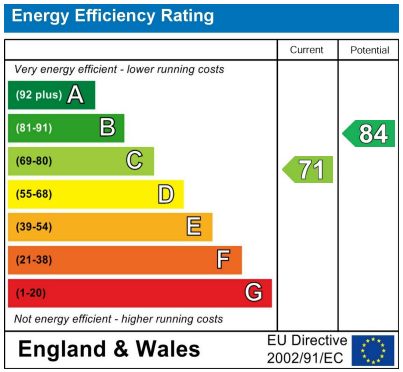


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal and Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 fee for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Viewings

Viewings by arrangement only. Call 01728 633773 to make an appointment.

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