

Flick & Son

Coast and Country



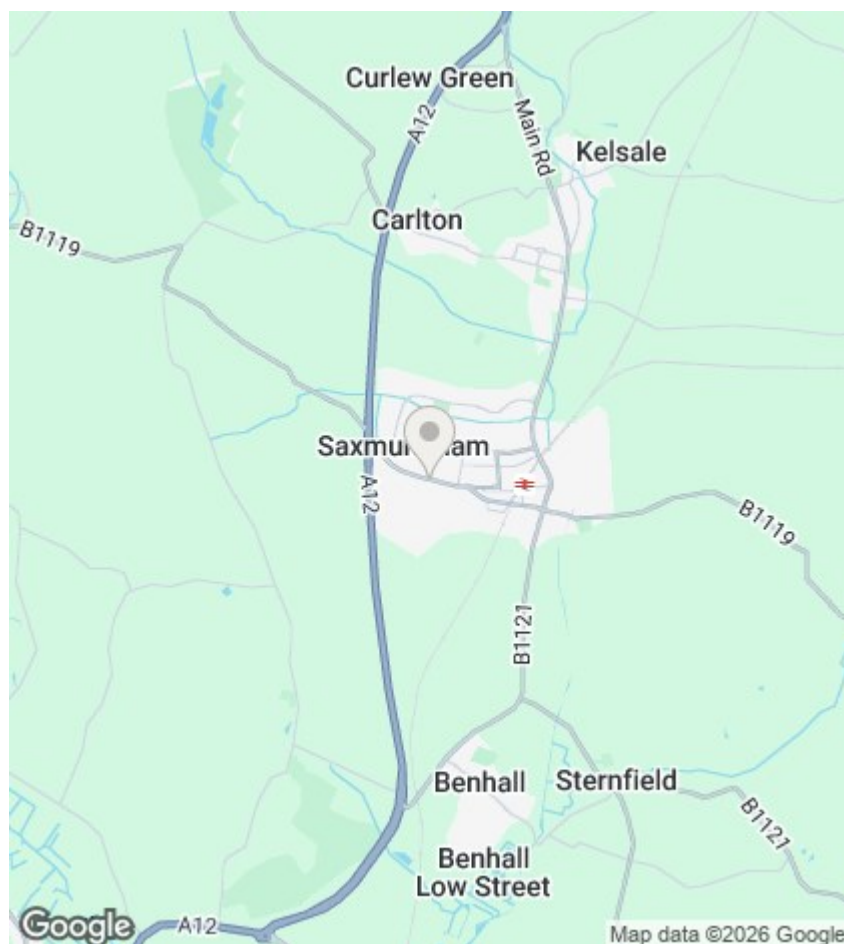
Saxmundham, Suffolk

Rent: £1,100 PCM, Council Tax: Band B

- Semi-detached
- Two reception rooms
- Large garden
- EPC D
- Pet considered
- Recently refurbished
- Three bedrooms
- Off street parking
- Holding Deposit: £253.84

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

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(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 recently refurbished three bedroom semi-detached home located in the popular market town of Saxmundham, just a short distance from the town centre & train station.

ACCOMMODATION

Through the front door you are greeted into a central entrance hall. From here to your left hand side you find a dining area which leads into a spacious kitchen. To the right hand side a cosy sitting room and a useful W/C.

Upstairs you find a fabulous master bedroom with ensuite shower, two further bedrooms and the family bathroom.

Outside to the rear there is a large garden with patio area and to the front ample off street parking.

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

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 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

The property is available from 8th May 2026.

Council Tax; Band B

Deposit required: £1,269.23

Pet considered. Sorry, no smokers.

VIEWINGS

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