



## Stratford St Andrew,

£7,000 PCM

- Detached
- Games room with pool table
- EPC: C
- Short drive to Sizewell C
- Communal living room
- Six bedrooms
- Holding deposit: £1,615.38
- Gym
- Parking for up to 11 vehicles
- Sorry no pets

# Great Glemham Road, Stratford St Andrew

A substantial & well-appointed property which is ideal for a professional occupancy located in the accessible village of Stratford St. Andrew, just a short drive from Sizewell C.  
All bills included. Air source heat pump. EPC C.



Council Tax Band:



## DESCRIPTION

Flick & Son are pleased to offer for rent this substantial & well-appointed property which is ideal for a professional occupancy located in the accessible village of Stratford St. Andrew, just a short drive from Sizewell C.

## ACCOMMODATION

Designed to comfortably accommodate up to six occupants from one company, the house provides high-quality serviced accommodation in a peaceful Suffolk village setting.

The spacious main living area features an impressive 85" television and comfortable seating, creating a welcoming communal space, complemented by additional leisure facilities including a pool table and a dedicated free-weights gym. A fully equipped kitchen and dining area includes all necessary utensils, crockery etc, along with a dishwasher. The washing machine and tumble dryer are located in a separate utility room.

Each bedroom is thoughtfully furnished and fully serviced with linen and towels, which are regularly changed. All rooms benefit from a minimum 120cm bed, chest of drawers, bedside table with lamp, desk and chair, 32" television, and a private small fridge, offering both comfort and practicality. There is excellent sound insulation throughout the house to ensure privacy and a quiet living environment especially in the sleeping areas.

The property boasts two shared bathrooms upstairs along with an additional downstairs W/C. A generous 600-litre hot water system ensures uninterrupted hot water for all occupants.

Externally, the property provides parking for up to 11 vehicles, a rear entrance lobby ideal for coats and boots, and an attractive garden with outside seating. The house also benefits from superfast broadband.

Conveniently located just 100 metres from the A12 and approximately 12 minutes' drive from the site, the property lies to the south of the site, helping to reduce commute times compared to other local accommodation.

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

\*NB: the property is still undergoing some renovations. There is no longer a chimney or porch as shown in the front image. New exterior photos will be added as soon as possible.

## LOCATION

The hamlet of Stratford St Andrew lies just south of Saxmundham, being only three miles from the town centre which has a good range of shops in a traditional High Street setting, as well as Waitrose and Tesco supermarkets, library, doctors and dentists surgeries, as well as a railway station on the East Suffolk line, giving regular services to Ipswich and connecting trains to London Liverpool Street. The property lies about seven miles from the Suffolk Heritage Coast at Aldeburgh, which fronts the North Sea with its long shingle beach and is home to the internationally renowned Annual Aldeburgh Music Festival. The county town of Ipswich lies about 25 miles to the southwest and Lowestoft about 20 miles to the northeast.

## AVAILABILITY

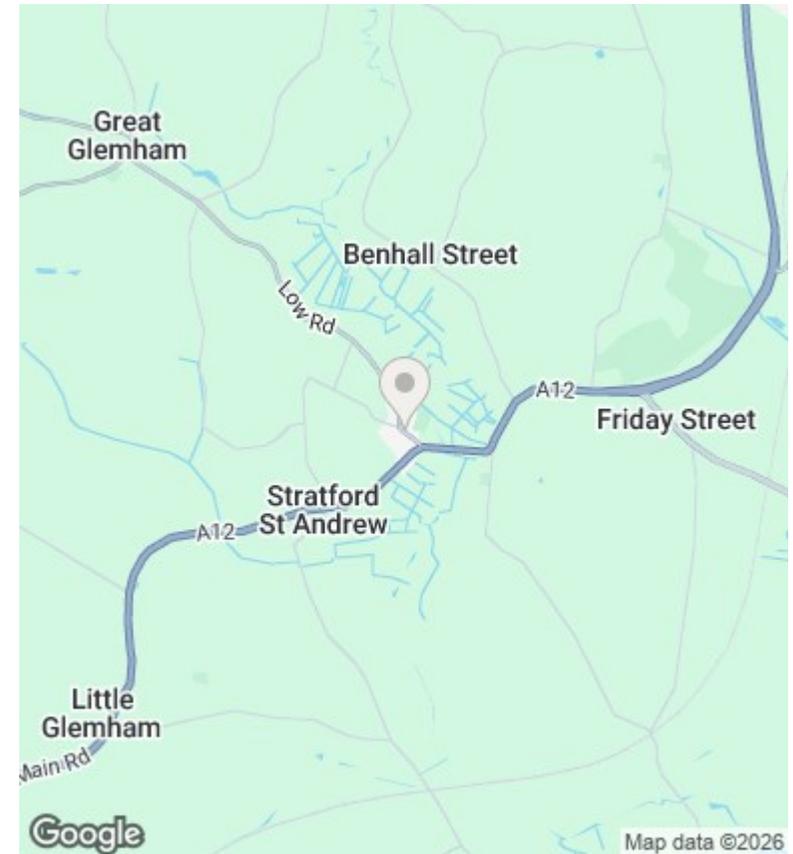
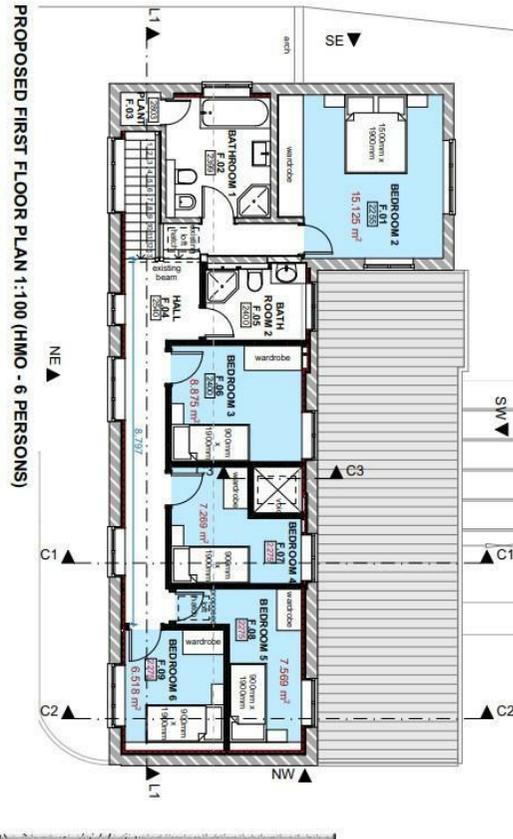
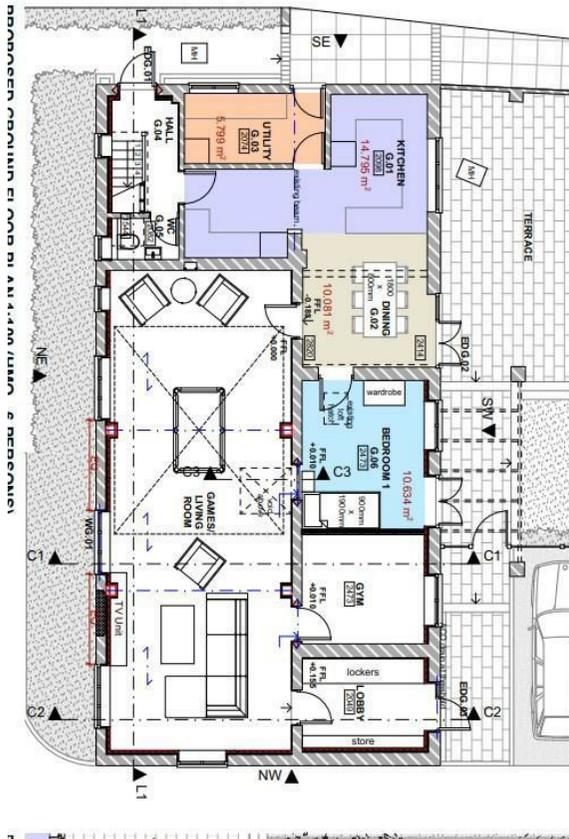
The property is available from the 4th February 2026 for an initial twelve month term.

Deposit required: £8,076.92

Sorry, no pets or 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 Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://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.