



## Little Street, Saxmundham

£825 PCM

- Semi-detached cottage
- One/two bedroom
- EPC: E
- Cosy sitting room with wood-burner
- Large garden
- Holding deposit: £190.38
- Downstairs bathroom
- Outskirts of village
- Pet considered

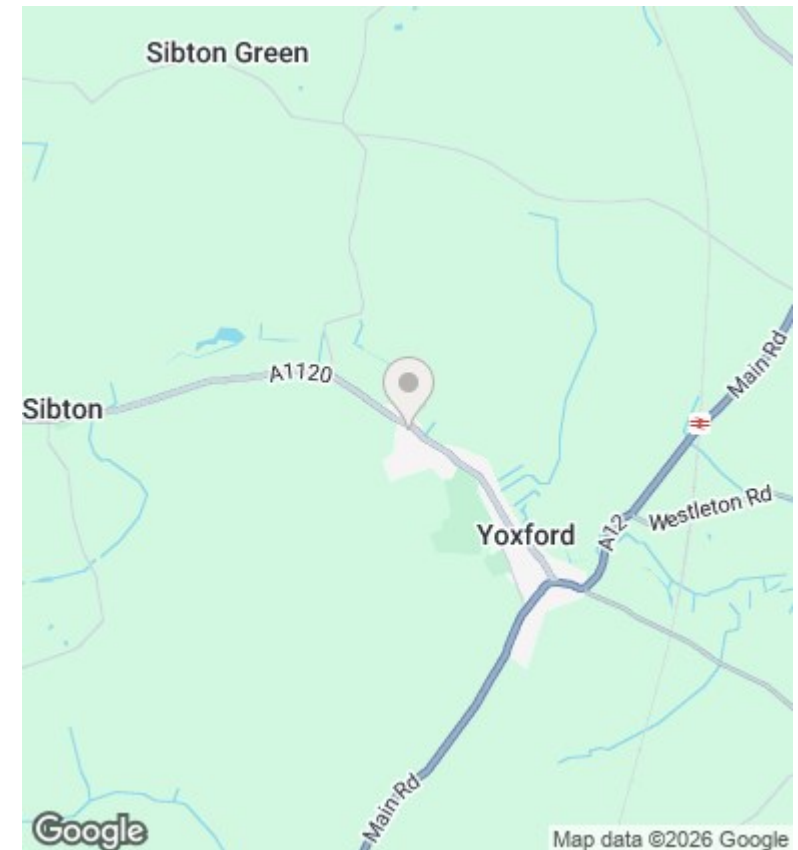


GROUND FLOOR  
APPROX. FLOOR  
AREA 30.8 SQ.M.  
(332 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 17.9 SQ.M.  
(193 SQ.FT.)

TOTAL APPROX. FLOOR AREA 48.7 SQ.M. (524 SQ.FT.)

Net Internal Floor area excluding all walls. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should not be used for any other purposes by any prospective purchaser or any other party. Made with Metropia 2007  
Made with Metropia ©2017



## 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.

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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)