

# Flick & Son

Coast and Country



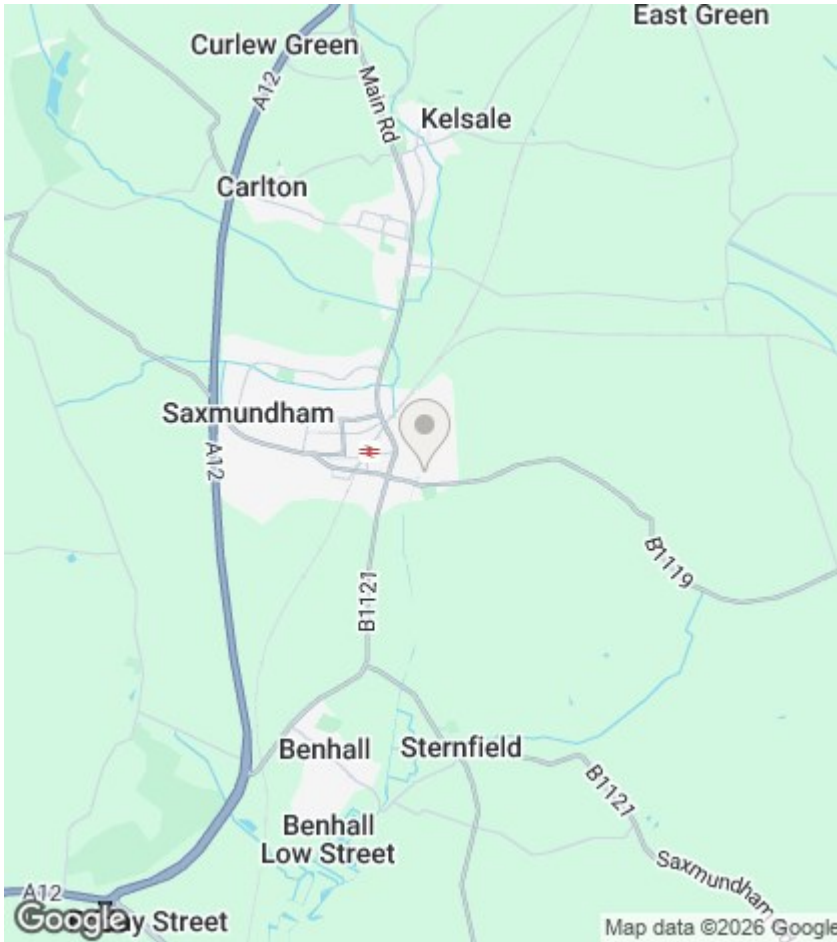
Saxmundham,

Rent: £1,250 PCM,


Council Tax: Band C

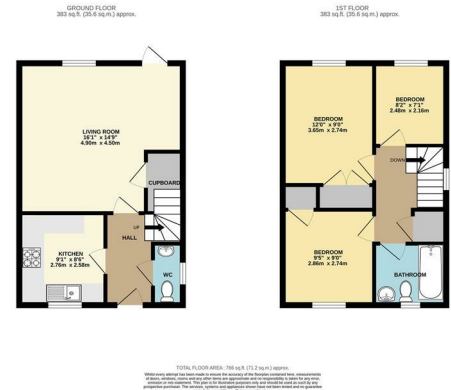
- Modern end-terrace
- Three bedrooms
- Low maintenance garden
- EPC: C
- Sorry no smokers

- Spacious living/dining room
- Modern bathroom with shower over bath
- Garage & parking
- Holding deposit: £288.46



### Energy Efficiency Rating

|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   | <b>91</b> |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            | <b>78</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  |           |



#### DESCRIPTION

Flick & Son are pleased to offer for rent this modern three bedroom end terrace home located on a popular modern development just a short walk from Saxmundham town centre & train station.

#### ACCOMMODATION

The downstairs of this fantastic home comprises an entrance hall which provides access to the modern kitchen with views over the front of the property. To the rear of the entrance hall you walk through into a spacious living/dining room with doors to the garden. There is also the added benefit of a downstairs W/C.

Upstairs you find the master bedroom, two further good size bedrooms and the main bathroom with shower over bath.

Outside to the rear there is a low maintenance garden along with a garage and allocated parking. There is also a small front garden with path to the front door.

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

#### 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 10th July 2026.

Council Tax: Band C

Deposit required: £1,442.30

Sorry no smokers.

#### VIEWINGS

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

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