

# Flick & Son

Coast and Country



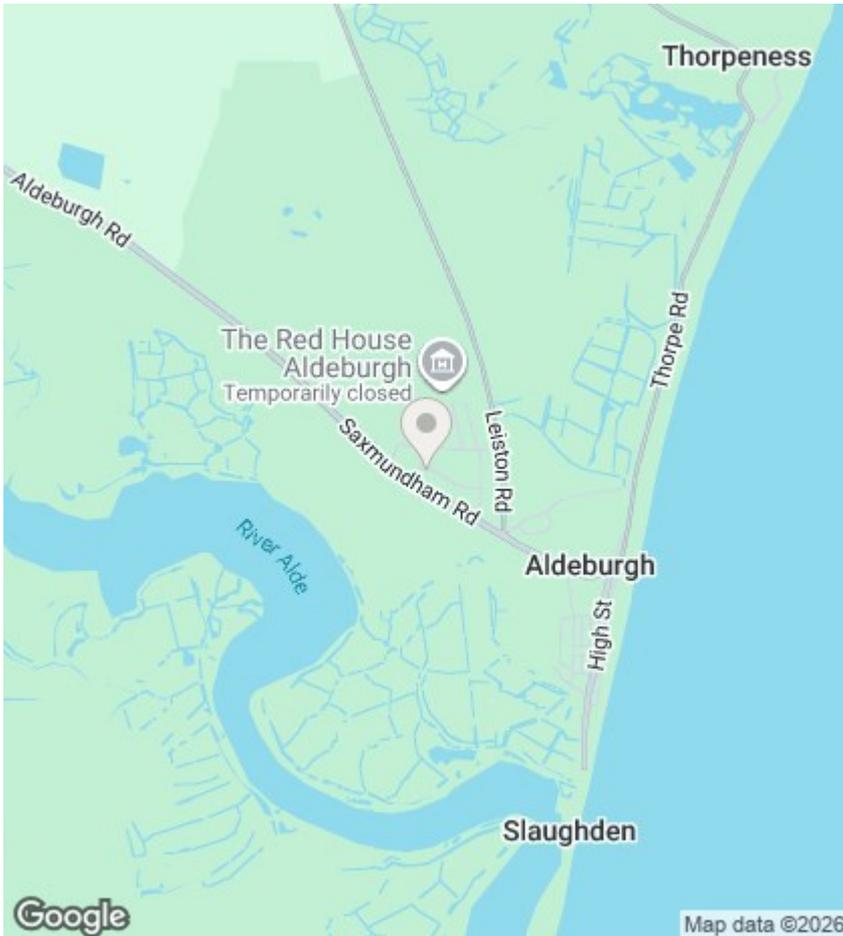
Aldeburgh,

Rent: £1,300 PCM,

Council Tax: Band B

- Semi-detached home
- Three bedrooms
- Ample off street parking & garage
- EPC: TBC
- Pet considered

- Spacious living/dining room
- Additional reception space
- Close to High Street & beach
- Holding deposit: £300.00



### 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 	

#### DESCRIPTION

Flick & Son are pleased to offer for rent this deceptively spacious three bedroom property located in the popular town of Aldeburgh, just a short distance for the High Street & the beach.

#### ACCOMMODATION

At the front of the property a door leads into a covered porch where you find the main front door. Once inside the property you are welcomed into a an entrance hall which leads to the kitchen at the front of the property and a spacious living/dining room at the rear with doors onto the garden. The downstairs accommodation is completed with the bathroom with shower over bath.

Upstairs you find the fantastic master bedroom, further double bedroom and a third single bedroom.

Across the other side of the enclosed porchway you find an additional reception room which would make an ideal work from home space along with a kitchenette and shower room.

Outside to the rear there is a good size garden and to the front ample off street parking and a garage.

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

#### LOCATION

Aldeburgh is an extremely popular seaside town, renowned for its connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features a range of independent shops and brand name boutiques, restaurants and galleries, along with an independent cinema. The town is close to open countryside and nature reserves which are connected through a vast network of public footpaths. Situated within the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty, Aldeburgh is approximately two hours drive from London and the nearest train station is seven miles away at Saxmundham which, with a change at Ipswich, connects to London Liverpool Street.

#### AVAILABILITY

The property is available from the 12th March 2026 for an initial twelve month term.

Council Tax: Band B

Deposit required: £1,500.00

Pet considered. Sorry, no smokers.

The property is offered fully furnished.

High Street, Saxmundham, Suffolk, IP17 1AB

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

lettings@flickandson.co.uk

www.flickandson.co.uk

01728 853775