

# Flick & Son

Coast and Country



## Leiston, Suffolk

Rent: £1,100 PCM,

Council Tax: Band A

- Central location
- Brand new bathroom
- Fantastic garden
- EPC C
- Sorry no pets or smokers
- Modern kitchen
- Open plan living/dining area
- Off street parking
- Holding deposit: £253.84



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</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 home located in the centre of Leiston, just a short walk from the High Street.

### ACCOMMODATION

The property downstairs comprises an entrance hallway which leads to the open plan living & dining room, through to the kitchen and the downstairs family bathroom at the back of the property.

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

Outside at the back you have a lawned garden which leads to the off-street parking.

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

### LOCATION

The popular town of Leiston lies about a mile and a half inland from the Suffolk Heritage Coastline and offers a good range of shops in a traditional High Street setting, together with a Co-op supermarket, library, bank, doctors and dentists surgeries, swimming pool complex and cinema. Primary and secondary schooling is within walking distance and Waitrose and Tesco supermarkets may be found in nearby Saxmundham, about four miles distant, which also has a railway station on the East Suffolk branch line giving hourly services to Ipswich with connections to London Liverpool Street.

### AVAILABILITY

This property is available from the 11th April 2026.

Council Tax: Band A

Deposit required: £1,269.23

Sorry no pets or smokers

### VIEWINGS

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