



# TO LET

## Station Approach, Saxmundham IP17 1BW

£1,200 PCM Deposit Required - £1,384 Council Tax Band - B

- Three Bedroom Townhouse
- Mid Terrace
- Neat & Well Maintained Garden
- En-Suite To Main Bedroom
- Family Bathroom
- Gas Boiler (n/t)
- Double Glazed Throughout
- Lovely Location
- Available Now
- Call Now To Arrange A Viewing

**Appointmoor Rental**  
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU  
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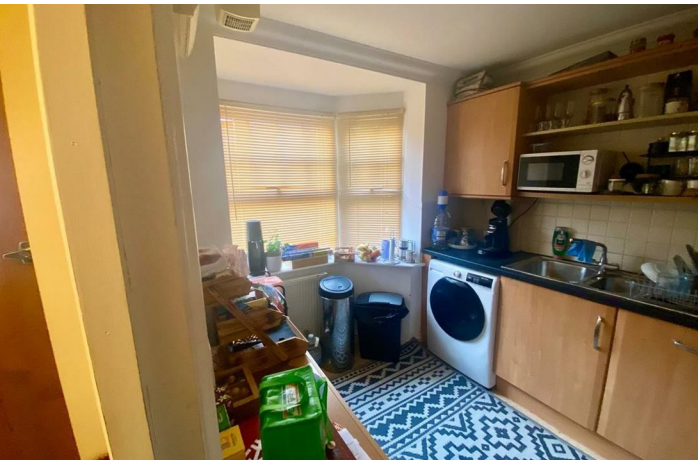
# Description

Nestled in the charming area of Station Approach, Saxmundham, this delightful mid terrace townhouse offers a perfect blend of modern living and comfort. Built in 2009, this house spans an impressive 893 square feet, providing ample space for families or those seeking a stylish home.

With a well-appointed reception room, ideal for both relaxation and entertaining guests. The property boasts three generously sized bedrooms, ensuring that there is plenty of

room for family members or guests. Additionally, the two bathrooms provide convenience and privacy, making morning routines a breeze.

Situated in Saxmundham, residents will enjoy the benefits of a friendly community, with local amenities and transport links within easy reach. This property is not just a house; it is a place where memories can be made and cherished.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS: BY APPOINTMENT ONLY**