

Flick & Son

Coast and Country



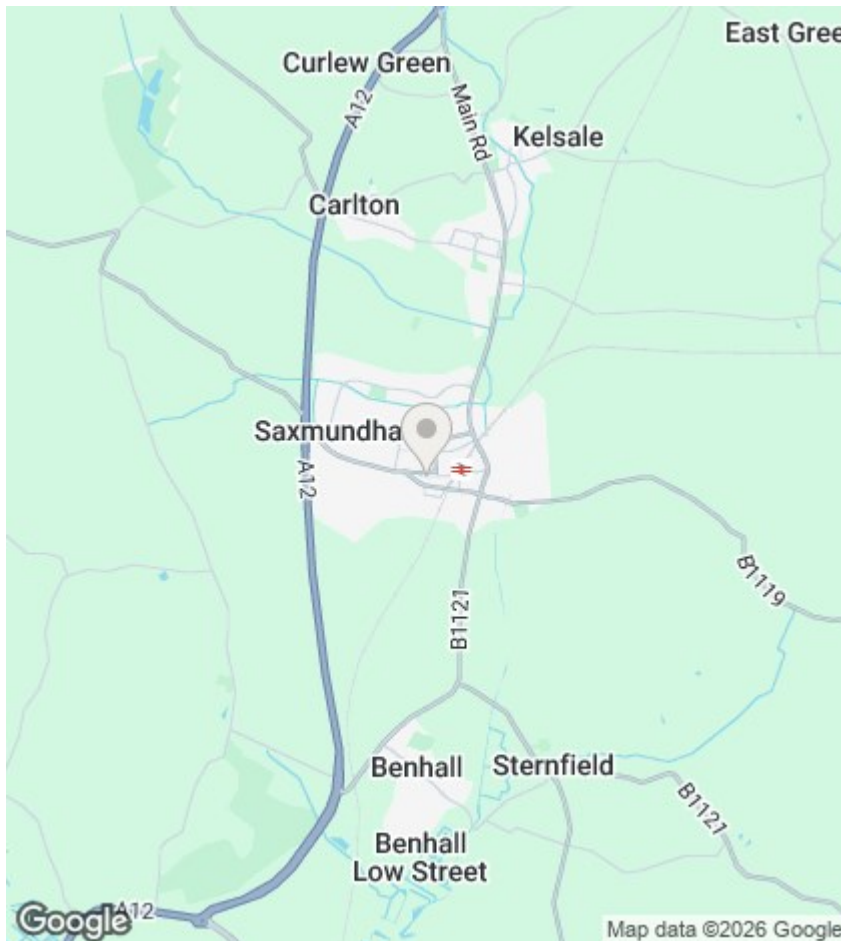
Saxmundham,

Rent: £795 PCM,

Council Tax: Band A

- Central location
- Cosy sitting room
- Two bedrooms
- EPC: C
- Pet considered

- Recently renovated
- Brand new kitchen
- Garden
- Holding deposit: £183.46



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	71	
(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	

DESCRIPTION

Flick & Son are pleased to offer for rent this recently renovated two bedroom terraced cottage located in the centre of the market town of Saxmundham.

ACCOMMODATION

Through the front door you are greeted into a cosy sitting room which leads through to the stunning brand new kitchen, rear porch and bathroom with shower over bath.

Upstairs there is a spacious master bedroom with fitted wardrobes along with a second bedroom.

Outside there is a small low maintenance garden.

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 placed 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 23rd December 2024 for an initial twelve month term.

Council Tax: Band A

Deposit required: £917.30

A pet considered. Sorry no smokers.

VIEWINGS

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