



## Leiston, Suffolk

£1,300 PCM

- Detached home
- Three further double bedrooms
- EPC: E
- Four reception rooms
- Large rear gardens
- Holding deposit : £300.00
- Spacious master bedroom
- Close to High Street
- Pet considered

# King Georges Avenue, Leiston

A fabulous, detached four bedroom home located in the popular town of Leiston just a short distance from the High Street. GFCH. EPC E.



Council Tax Band: D



## DESCRIPTION

Flick & Son are pleased to offer for rent this fabulous, detached four bedroom home located in the popular town of Leiston just a short distance from the High Street.

## ACCOMMODATION

The downstairs of this substantial Edwardian home comprises a welcoming entrance hall from which you find all four reception rooms.

At the front of the property to your left hand side there is a spacious sitting room with bay window allowing in lots of natural light. Directly opposite the sitting room you find another reception room which would make an ideal home office.

To the rear of the downstairs there is another reception/family room with bi-folding doors onto the garden along with the dining room leading through to the kitchen and separate utility room.

Upstairs at the front of the property you find a generous master bedroom. There are three further double bedrooms and the family bathroom with shower over bath.

Outside there is a patio area leading onto an incredible, large garden.

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

## 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 8th April 2026.

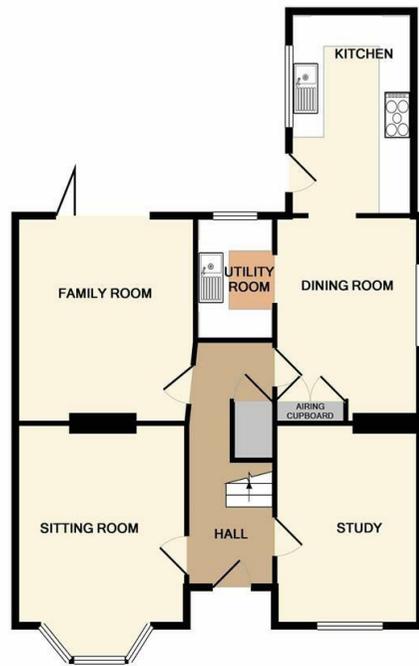
Council Tax: Band D

Deposit required: £1,500.00

Pet considered. Sorry, no smokers.

## VIEWINGS

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

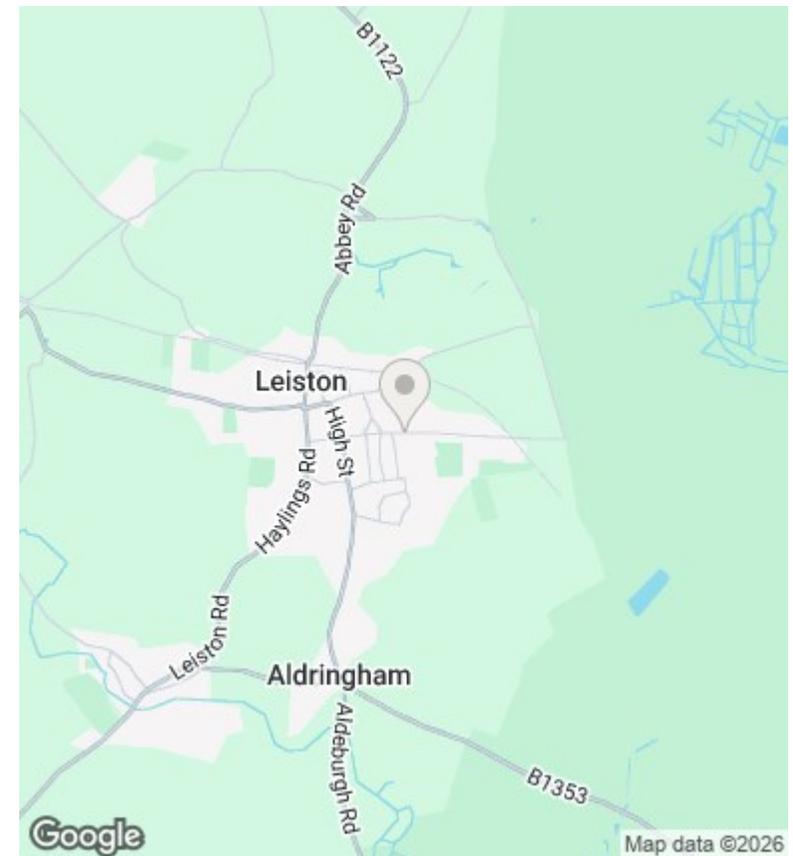


GROUND FLOOR  
APPROX. FLOOR  
AREA 70.4 SQ.M.  
(758 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 62.1 SQ.M.  
(669 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 132.5 SQ.M. (1427 SQ.FT.)

Net Internal Floor area excluding all walls. Whilst every effort has been made to ensure the accuracy of the floor plan, discrepancies may arise from measurements of doors, windows, stairs and any other items. We disclaim any responsibility in relation to any other person's use of this information. This plan is for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party. Made with MapInfo 2007. Made with MapInfo 2007.



## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

## Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

## Viewings

Viewings by arrangement only. Call 01728 633773 to make an appointment.