



Saxmundham,

£1,300 PCM

- Semi-detached
- Master bedroom with ensuite
- EPC: C
- Recently refurbished
- Two further bedrooms
- Holding deposit: £300.00
- Spacious living/dining room
- Sun-trap garden
- Sorry, no smokers

Waveney Close, Saxmundham

A fabulous, recently refurbished three bedroom semi-detached home situated in cul-de-sac, just a short distance from Saxmundham town centre.

Electric heating. EPC C.



Council Tax Band: C



DESCRIPTION

Flick & Son are pleased to offer for rent this fabulous, recently refurbished three bedroom semi-detached home situated in cul-de-sac, just a short distance from Saxmundham town centre.

ACCOMMODATION

The ground floor is centred around a generous open-plan lounge and dining area, bathed in natural light and perfectly suited to both relaxed everyday living and elegant entertaining. A well-appointed kitchen provides a functional yet stylish space, while a convenient downstairs WC enhances the home's practicality.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The master bedroom benefits from a private ensuite shower room, creating a peaceful retreat, while the remaining two bedrooms are served by a contemporary family bathroom.

Outside to the rear there is a gorgeous garden which is a real sun-trap! To the front there is off-street parking along with a garage.

The property is heated via an electric heating system. 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 places 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 the 14th May 2026.

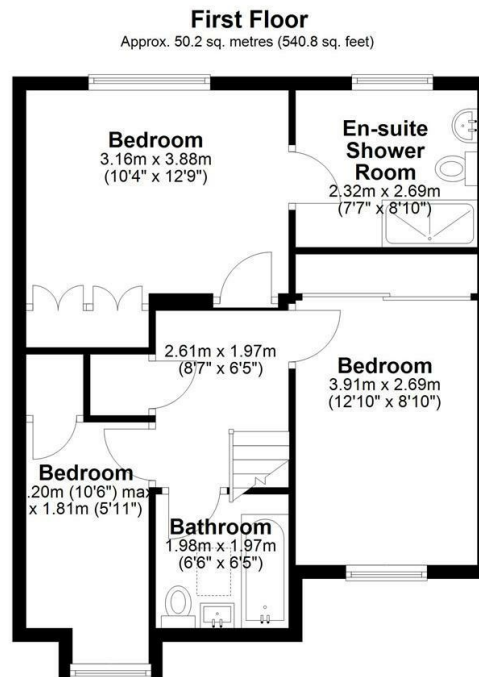
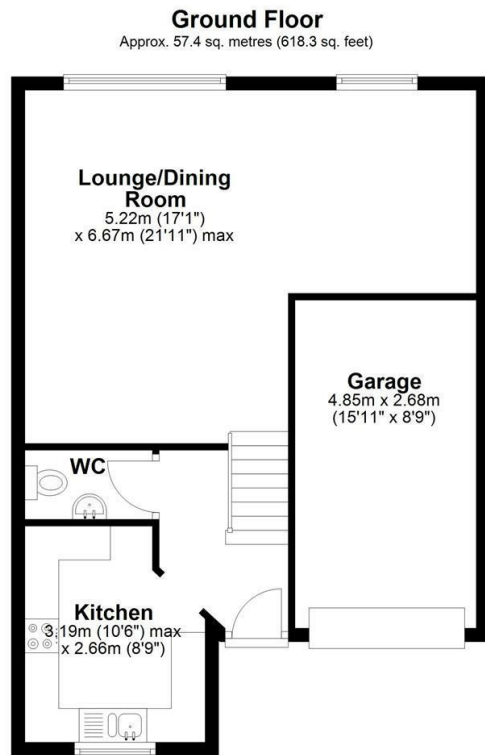
Council Tax: Band C

Deposit required: £1,500

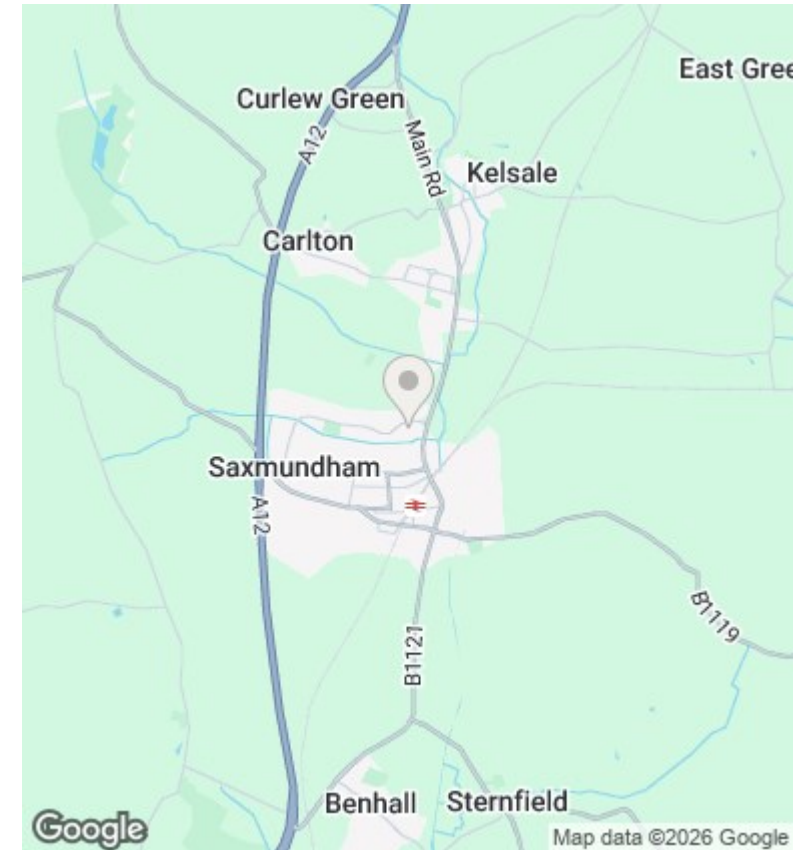
Sorry, no smokers

VIEWINGS

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



Total area: approx. 107.7 sq. metres (1159.1 sq. feet)



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal and Juno Property Lawyers Ltd 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 £299 fee for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Fixtures & Fittings

No fixtures, fittings 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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at 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.