



10 Keld Avenue, Uckfield

Uckfield

Offers in Region of **£400,000**

**MANSELL
McTAGGART**
Trusted since 1947

10 Keld Avenue

Uckfield, Uckfield

A bright and spacious 2/3 bedroom CHAIN FREE character property enviably positioned a short walk from the town centre with its comprehensive range of shopping leisure facilities and mainline train station. Boasting a generous westerly level garden and driveway with parking for several vehicles, with potential for a loft conversion and/or extension (subject to planning permission).

This delightful home is offered with no onward chain with excellent potential for extension/improvement (subject to planning permission) and benefits from, in brief, on the ground floor; an entrance hall, a bay fronted living room with open fireplace, a dining room, a modern kitchen with a range of matching units to eye and base level, and a conservatory with double doors leading to the level westerly garden.

From the entrance hallway a staircase rises to the first floor, offering; a principal bedroom with a range of fitted wardrobes, a second double bedroom with fitted wardrobes, a modern family bathroom with a shower above the bath and bedroom three/study/nursery.

EPC- D

COUNCIL TAX- C

Mains drainage and gas central heating





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Outside the westerly rear garden is mainly laid to level lawn with a seating terrace immediately adjoining the rear of the property, enclosed by close board fencing and mature shrubs.

The front of the property is approached via a private driveway benefiting for parking for several vehicles. The driveway continues down the side of the property leading to the detached single garage.

Keld Avenue is conveniently situated on the southern side of Uckfield being within a short walking distance of the town centre and railway station. The town centre offers a comprehensive range of shopping and leisure facilities including numerous bars/restaurants, a public cinema and library, supermarkets and a railway station offer services to London. The nearby A272 provides swift vehicular access to Hayward Heath which boasts faster commuter service to London (London/Victoria approx. 47 mins) and the motorway network of the A/M23. The picturesque 6,000 acres Ashdown Forest is also easily accessible via the A22 at nearby Nutley Village providing numerous scenic walks and outdoor pursuits.



Uckfield, East Sussex, TN22

Approximate Gross Internal Area = 97.7 sq m / 1052 sq ft
(Including Garage)

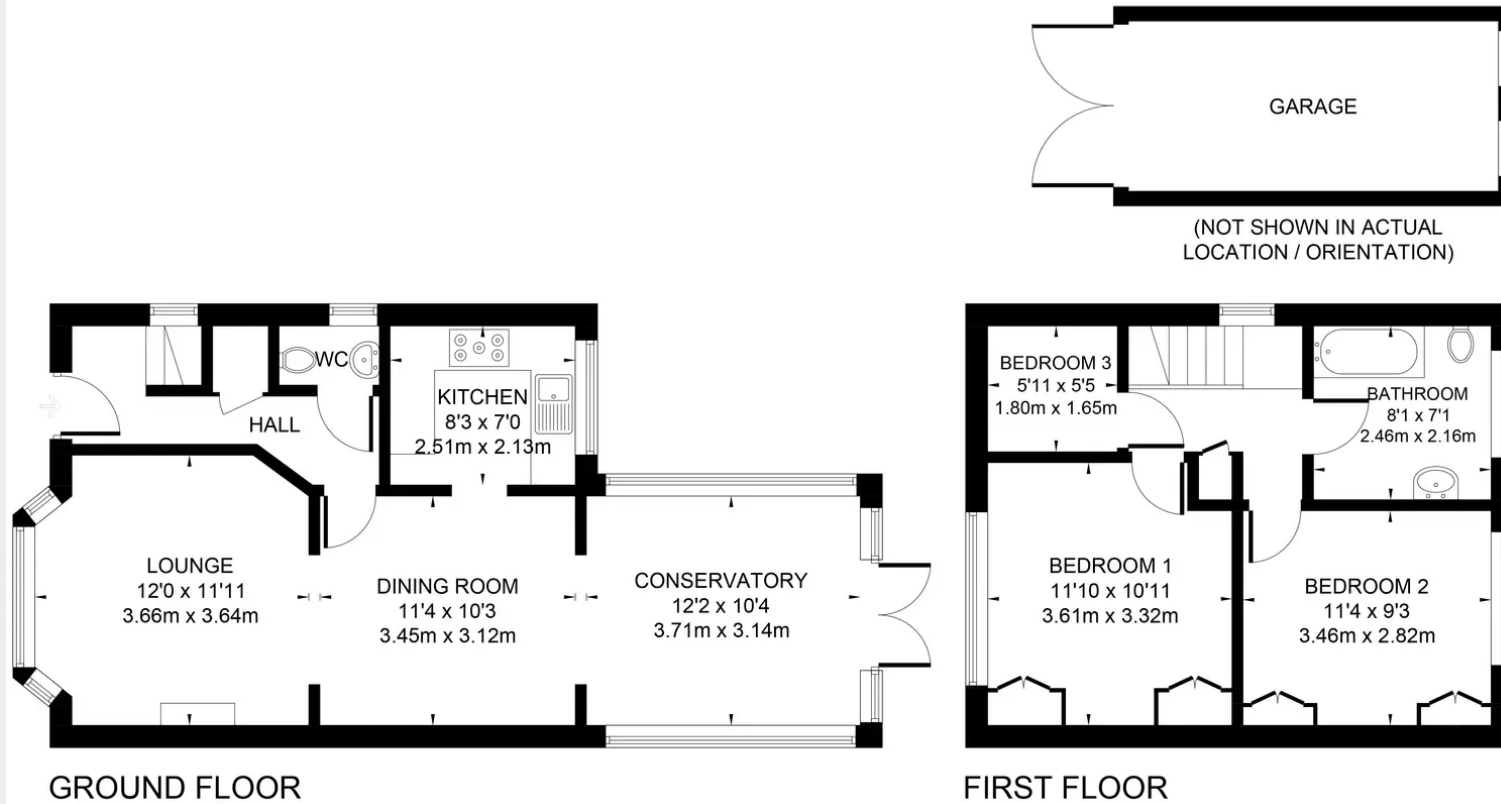


Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromapLtd.co.uk (ID1080836)

Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street - TN22 1RD

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

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