

FOR SALE



Framfield Road, Uckfield
Asking Price Of £440,000


MARTIN&CO

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- Virtual Tour Available
- Four Bedrooms
- En Suite
- Allocated Parking
- Close to Train Station

360 VIDEO TOUR AVAILABLE TO VIEW NOW. Well presented and spacious four bedroom property situated within close proximity to the town centre and railway station.

HALLWAY A large hallway with solid wood flooring providing access to the first and second floor and to the kitchen and Lounge. Under Stair storage

LOUNGE/DINER 7.583' x 3.682' (2.13m x 0.91m) Dual aspect living room which provides natural light, accentuating the beautiful solid wood flooring, in this large family space with period features

KITCHEN/BREAKFAST ROOM 10' 8" x 13' 8" (3.255m x 4.169m) A good size kitchen which has been enhanced with a beautiful tiled floor. Various eye and base level units in a shaker style with a twin oven and gas hob. Integrated Fridge Freezer and Dishwasher. UPVC sash window overlooking



virtual
360°
tour

MARTIN & CO

360° Virtual Interactive Viewing
available for
this property!



the rear of the property.

UTILITY ROOM 4' 9" x 8' 6" (1.451m x 2.592m) Plumbing for washing machine. Additional storage cupboards. Access to rear garden.

CLOAKROOM A small downstairs cloakroom comprising of wash basin and w/c with a ceramic tiled floor.

FIRST FLOOR

MASTER BEDROOM 15' 11" x 12' 9" (4.86m x 3.89m) A very large dual aspect bedroom overlooking the front and side gives this room a bright and vibrant feel.

ENSUITE Coming in from the master bedroom this room is fitted with a shower cubicle, WC and wash basin.

BEDROOM THREE 13' 8" x 9' 7" (4.187m x 2.93m) Dual aspect double bedroom

BEDROOM FOUR 7' 2" x 10' 1" (2.199m x 3.084`m) Single Bedroom with fitted wardrobes.

FAMILY BATHROOM Modern white suite comprising panel enclosed bath, WC and pedestal wash basin. Opaque sash window, overlooking the rear of the property, provides ample natural lighting.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 85 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Martin & Co Uckfield

94c High Street • Uckfield • TN22 1PU
T: 01825 744033 • E: uckfield@martinco.com

01825 744033

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.