

**TO LET**



**Pastures Place, Ridgewood**  
**£1,700 pcm**

  
**MARTIN&CO**



## Pastures Place, Ridgewood

Semi Detached Town House,  
3 bedroom, 2 bathroom

£1,700 pcm

Date available: 1st July 2024

Deposit: £1,961

Unfurnished

Council Tax band: D

- Quiet Location
- Upgraded Kitchen
- Integral Appliances
- En Suite
- Garage



ENTRANCE HALL Cloakroom with WC and under stair storage cupboard

LOUNGE/DINER 15' 8" x 12' 1" (4.78m x 3.70m) Double doors leading to rear garden

KITCHEN 11' 3" x 8' 11" (3.45m x 2.72m) Fitted with an upgraded kitchen with twin electric oven, gas hob, integral washer drier, fridge freezer and slimline washing machine.



## FIRST FLOOR

**BEDROOM TWO** 15' 8" x 12' 1" (4.78m x 3.7m) Spacious double bedroom overlooking rear garden

**BEDROOM THREE** 9' 6" x 8' 4" (2.90m x 2.55m) Good size single bedroom

**FAMILY BATHROOM** Fitted with a white suite with over the bath shower. Heated Towel Rail.

## SECOND FLOOR

**MASTER BEDROOM** Spacious double bedroom with high galleried ceilings and an en suite shower room.

**OUTSIDE** Fully enclosed rear garden with patio area leading to lawn. Single Garage and parking for 2 cars.

Holding Deposit - £392

Rent - £1700

Council Tax Band – 'D'

Electricity Supply – Mains services

Water Supply – Mains services

Sewerage – Mains services

Heating – Gas

Broadband – Ultrafast available

Mobile Signal Coverage – Good coverage



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			95
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



## Martin & Co Uckfield

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