

TO LET



Shelduck Avenue, Uckfield
£1,750 pcm


MARTIN&CO

Shelduck Avenue, Uckfield

Detached House,
3-Bedroom, 2-Bathroom

£1,750 pcm

Date available: NOW

Deposit: £2,019

Unfurnished

Council Tax band: E

- Driveway
- Desirable Corner Plot
- Gas Central Heating
- Beautifully Finished
- South Facing Garden



Available Date - NOW

Holding Deposit - £403.00

Rent - £1750pcm

Deposit - £2019.00

Council Tax Band - 'E'

Electricity Supply - Mains services

Water Supply - Mains services

Sewerage - Mains services

Heating - Gas

Broadband - ? (According to Ofcom)

Mobile Signal Coverage - (According to Ofcom)



EE: Good outdoor, variable in home
O2: Good outdoor, variable in home
Three: Good outdoor, variable in home
Vodafone: Good outdoor, variable in home
Parking – Driveway (Two cars)

LOUNGE 18' 5" x 10' 2" (5.61m x 3.1m): A spacious lounge featuring patio doors that open out onto a south-facing garden, filling the room with natural light.

KITCHEN 19' 5" x 8' 1" (5.92m x 2.46m): A spacious kitchen dining room featuring a modern fitted kitchen with a gas hob and electric oven, along with plumbing in place for a dishwasher - ideal for both everyday living and entertaining.

UTILITY ROOM 5' 6" x 5' 5" (1.68m x 1.65m): A bright and practical utility room offering plumbing for a washing machine, space for a tumble dryer, and additional storage.

WC: A generously sized downstairs WC.

FIRST FLOOR

MASTER BEDROOM 10' 4" x 10' 1": (3.15m x 3.07m) An excellent-sized master bedroom, filled with natural light and featuring a built-in wardrobe for convenient storage.

ENSUITE: A modern ensuite featuring a sleek shower cubicle and a heated towel rail for added comfort and convenience.

BEDROOM TWO 10' 3" x 9' 5": (3.12m x 2.87m) A well-proportioned second bedroom, offering comfortable double accommodation.

BATHROOM: A modern family bathroom featuring a shower over the bath, a heated towel rail, and a contemporary finish throughout.

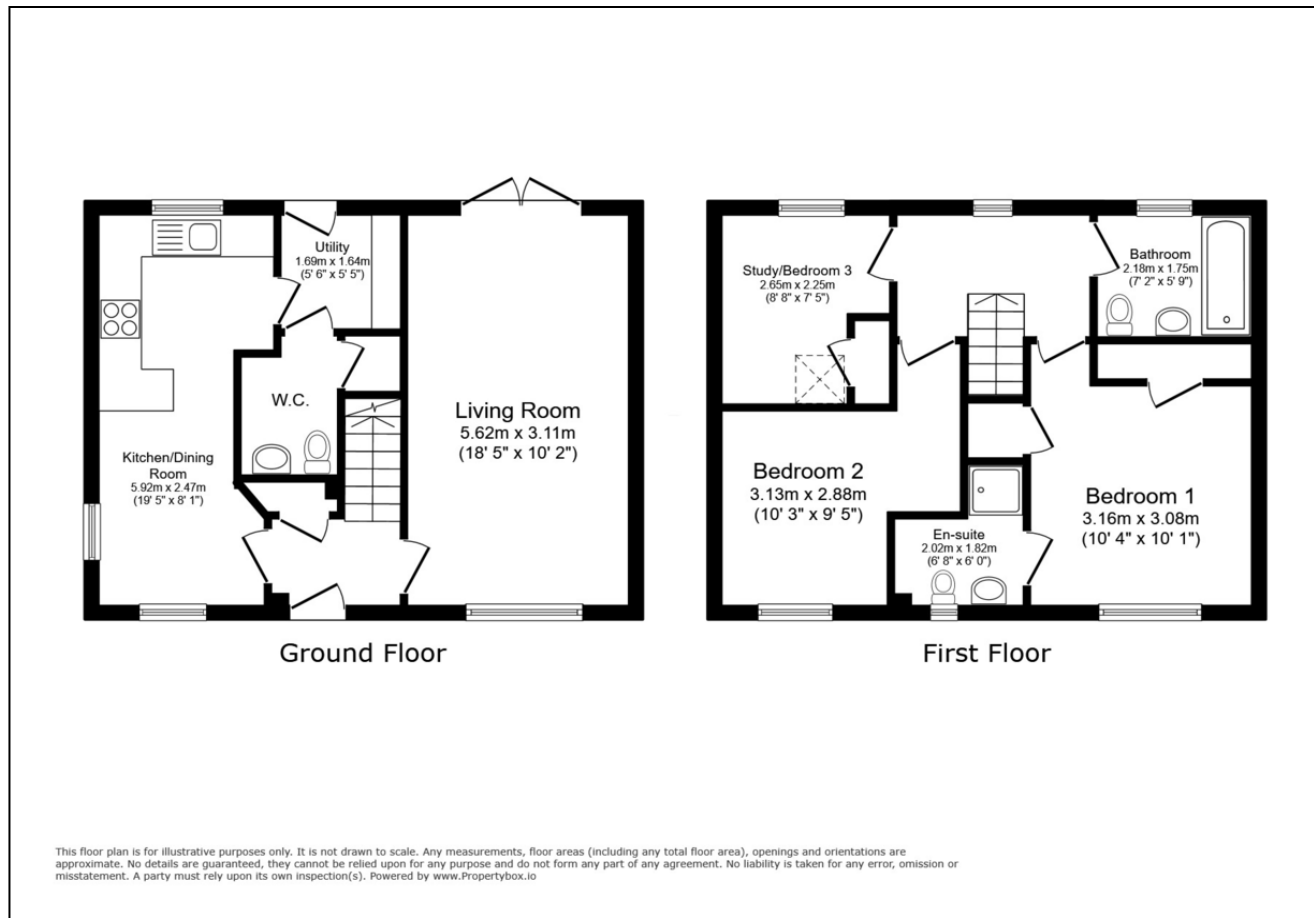
BEDROOM THREE: 8' 9" x 7' 5" (2.67m x 2.26m) A good-sized third bedroom, ideal for use as a guest room or home



office.

OUTSIDE: A well-presented south-facing outdoor space featuring an extended patio area and a lawned garden, ideal for relaxing or entertaining. The property also benefits from a driveway providing parking for two cars.

Score	Energy rating	Current	Pot
92+	A		9
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

