

TO LET



Uckfield, East Sussex
£1350 pcm


MARTIN & CO

Uckfield, East Sussex

Mid Terraced House,
2 bedroom, 1 bathroom

£1350 pcm

Date available: Available Now

Deposit: £1557

Unfurnished

Council Tax band: C

- Off Road Parking
- Two Double Bedrooms
- Car Free Zone
- Large Garden

Available Date - NOW

Holding Deposit - £311.00

Rent - £1350pcm

Deposit - £1557

Council Tax Band – 'C'

Electricity Supply – Main services

Water Supply – Mains services

Sewerage – Mains services

Heating – Gas

Broadband – Ultrafast available (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
Including any known issues or restrictions
Parking – Driveway

LOUNGE 13' 10" x 12' 7" (4.22m x 3.84m) Spacious room with bay window and under stair storage cupboard.

KITCHEN/BREAKFAST ROOM 16' 0" x 6' 11" (4.88m x 2.13m) Modern kitchen with a range of eye level and base units, fan assisted electric oven and gas hob. Door leading to rear garden.

FIRST FLOOR

BEDROOM ONE 12' 9" x 8' 11" (3.89m x 2.72m) Double bedroom with built in wardrobe.

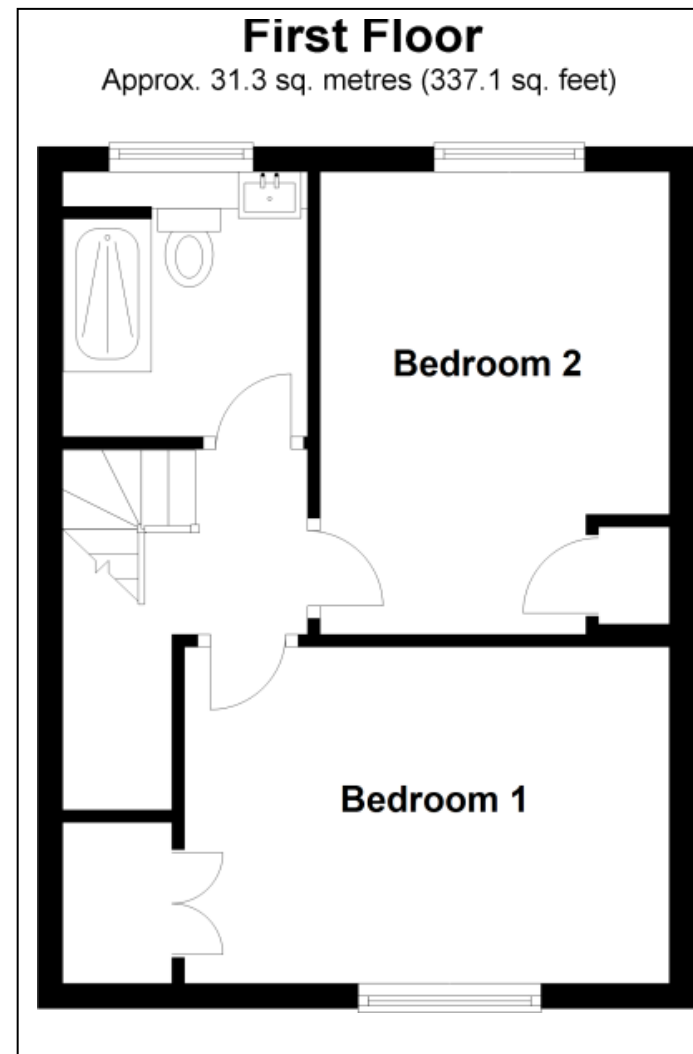
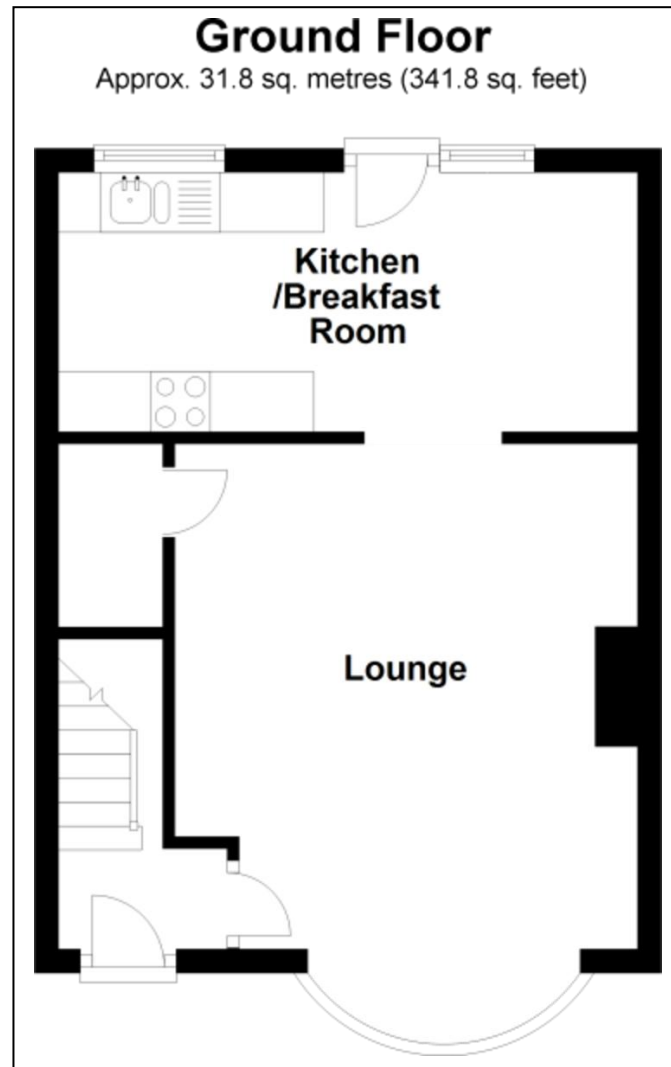
BEDROOM TWO 10' 11" x 9' 1" (3.35m x 2.79m) Double bedroom with built in wardrobe.

BATHROOM Contemporary style bathroom suite with over the bath Aqualisa shower. Heated towel rail.

OUTSIDE The front garden is laid to lawn. The rear garden is fully enclosed, providing a private outdoor space. The property also benefits from off-road parking for multiple vehicles.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(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, Scotland & Wales		EU Directive 2002/91/EC	



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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.

