



71 The Dene, Uckfield, TN22 1LE

Guide Price £294,000 to £310,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

71 The Dene

Uckfield

A lovely three bedroom mid terrace family home located in a traffic free elevated position with a secluded rear garden, single garage and adjoining driveway providing off-street parking. Situated within walking distance of the leisure centre, college, parade of shops and primary school. The property lies in a discreet, peaceful position and is in need of some refurbishment affording a great opportunity for a first time buyer, investor, or someone wanting to make their own mark. The home boasts largely open plan living accommodation on the ground floor and a single storey extension to the rear provides a cloakroom and rear porch. Most recently a new domestic boiler has been fitted.

The accommodation is arranged over two floors and is entered via an entrance lobby with a staircase rising to the first floor, there is a generous size sitting room with bay window overlooking the front garden, and feature fireplace. Continuing from the living area is a dining room, a separate kitchen, cloakroom, and rear porch.

Council Tax band: C

Tenure: Freehold





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The first floor provides a landing, three bedrooms, two of which are double bedrooms and a family bathroom.

Outside, the front of the property is accessed via a pathway. The rear garden is predominately laid to lawn with a central pathway leading to the gate providing access to a service road where the garage and driveway can be found.

Council tax C £2,504.68

EPC. TBA

Mains electric, gas and drainage

Council Tax band: C

Tenure: Freehold

The property is centrally located within a short walk of Uckfield town centre which offers a good range of public facilities and shops including a public library and cinema, numerous bars/restaurants, supermarkets and several small shops and boutiques as well as a popular leisure centre. The area is well served with a wide variety of schooling for all age groups including a sixth form community college. Uckfield also offers a railway service to London and the nearby A272 provides swift vehicular access to Haywards Heath which boasts a faster commuter service to London (London/Victoria approx 47 minutes).



The Dene Uckfield, TN22

Approximate Gross Internal Area = 898 sq ft / 83.4 sq m

Garage = 141 sq ft / 13.1 sq m

Total = 1039 sq ft / 96.5 sq m

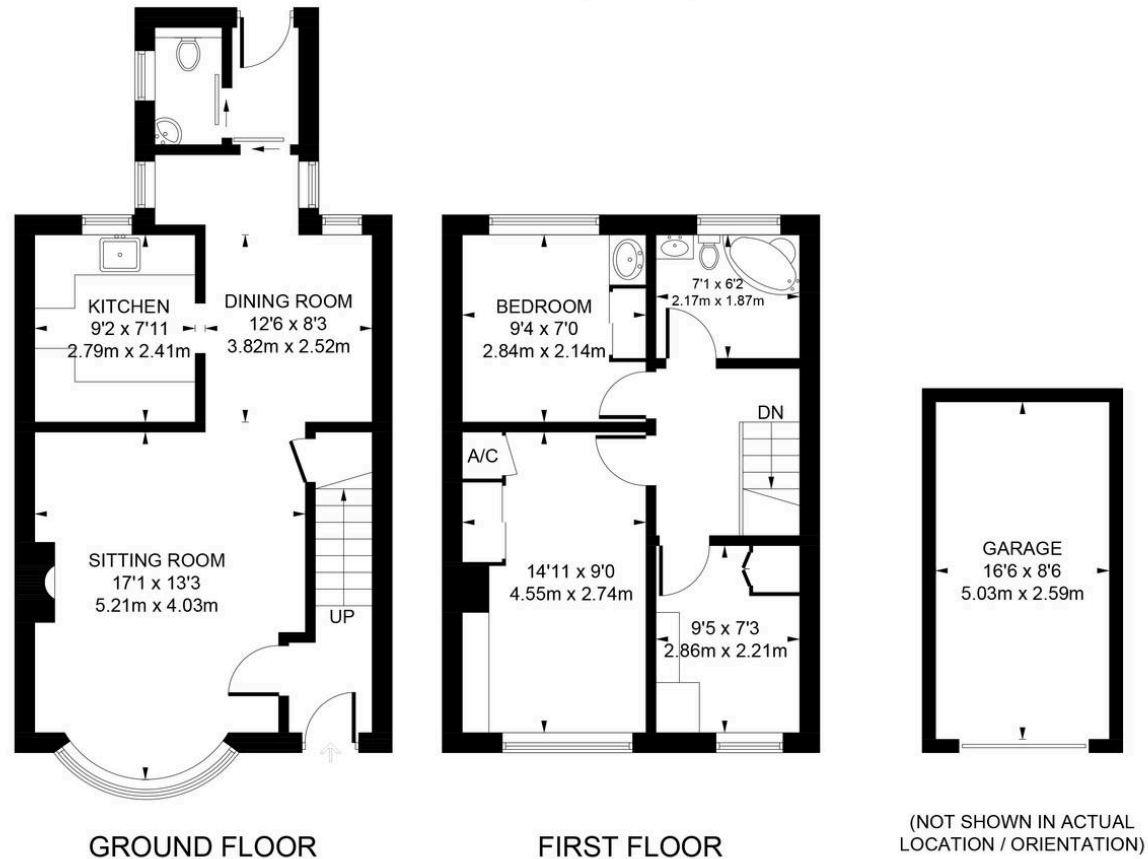


Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromapltd.co.uk (ID1317217)

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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