



## Directions

## Viewings

Viewings by arrangement only. Call 01825 701 030 to make an appointment.

## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



31 The Dene, Uckfield, TN22 1LB

£1,300 Per month

- End of Terrace House
- Sitting Room
- Family Bathroom
- Parking to the Rear
- Available Immediately, Long Term
- Two Double Bedrooms
- Kitchen/Dining Room
- Front & Rear Gardens
- Facing Open Green
- EPC D - 67

## 31 The Dene, Uckfield TN22 1LB

A well presented, modern two double bedroom, end of terrace house. Situated in a traffic free position, facing an open green, adjacent to woodland on the sought after Manor Park Development.

The property is well situated in Manor Park opposite and open green and adjacent to Viewswood. The accommodation is light and spacious and comprises of large sitting room with bay window overlooking the green, modern fitted kitchen/dining room, two double bedrooms, refitted bathroom, garden and parking to the rear.

The property further benefits from gas fired central heating and double glazed windows. Offered unfurnished. Available immediately for a long term let.



Council Tax Band: C

