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Peter Oliver



Queens Approach, Uckfield, TN22 1RU

- ▼ 2 Bedroom House
- ▼ Large Lounge
- ▼ Kitchen/Diner
- ▼ Good Location
- ▼ Secluded Rear Garden
- ▼ Garage to Rear



**EPC RATING**

Current:

66 | D

Potential:

80 | C

**£290,000**





## Queens Approach, Uckfield, TN22 1RU

This lovely two bed property is in superb location with some excellent features which will give it a wider appeal. The kitchen/diner area is one such room with a lovely feel aided by the open plan aspect and space available for table and chairs for example. The lounge is big and bright with a lovely bay window to the front which adds a bit of character. The location is great overlooking a green to the front and being a very short walk to Uckfield town with its range of shops, restaurants, and railway station. There are two double rooms and a bathroom of equal proportions upstairs which are all well presented in keeping with the rest of this lovely home. Finally, a garage located nearby adds more convenience so the property will surely hold a lot of potential for many types of buyers.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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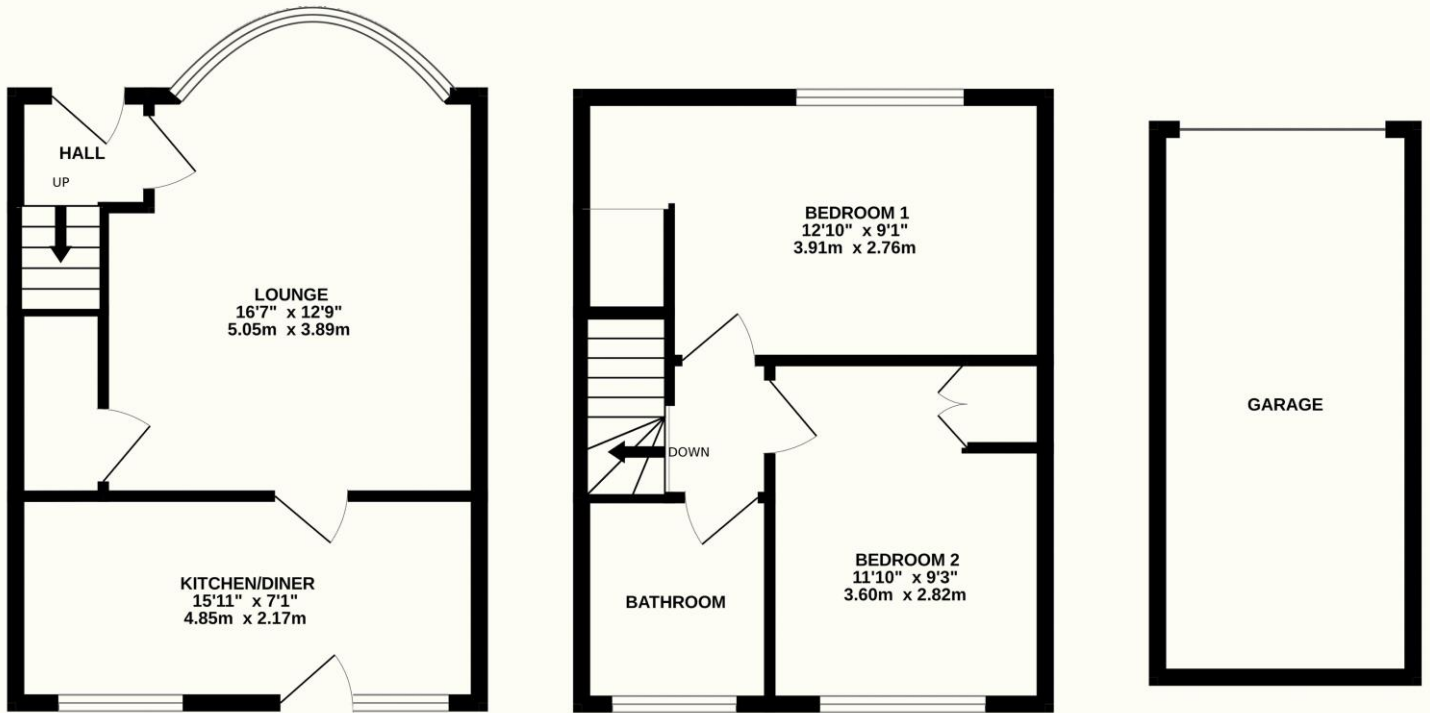
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TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: N/A

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