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Peter Oliver



Birch Close, Uckfield, TN22 1UE

- ▼ Sunny Garden
- ▼ Large Sun Room
- ▼ Garage
- ▼ Two Double Bedrooms
- ▼ Beautifully Presented
- ▼ Modernised Throughout



### EPC RATING

Current:  Potential:  
EPC Awaited

**£300,000 - £315,000**





## Birch Close, Uckfield, TN22 1UE

**\*\*GUIDE PRICE £300,000 - £315,000\*\*** This beautifully modernised and extended mid terraced neo-Georgian house is the ideal property for first time buyers, investors and downsizers. Located tucked away in a quiet cul-de-sac you are sure to appreciate the sense of quiet, whilst still being within walking distance to schools for all ages and extremely close to Uckfield High Street and mainline train station with direct links to London. Approaching the front door via steps and a well-established front garden you walk in to the small entrance hallway opening into the bright spacious living room with feature bay window and the opportunity to open up the original fireplace. With the downstairs being open plan, the sense of space is incredible with a modern kitchen with space for all appliances and a dining area/sunroom which was added on by the current owners. There is also the added benefit of a large cupboard under the stairs. Upstairs you will find two fantastic sized double bedrooms, the master having built in wardrobes and the most amazing views over the countryside and a stylish family bathroom. The sunny garden enjoys the sun all day long so is perfect for those summer evenings, and has a sweet, decked area for a cuppa in the morning. The property also benefits from a single garage en-bloc and plenty of first come first served parking which is accessible via the back gate. This house is beautiful and needs to be viewed to be appreciated!

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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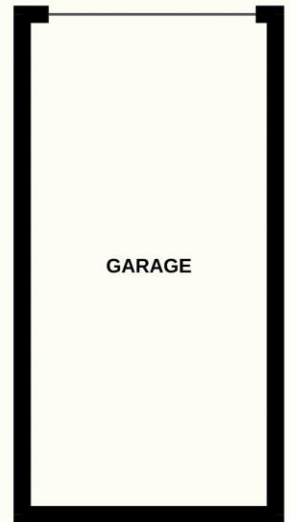
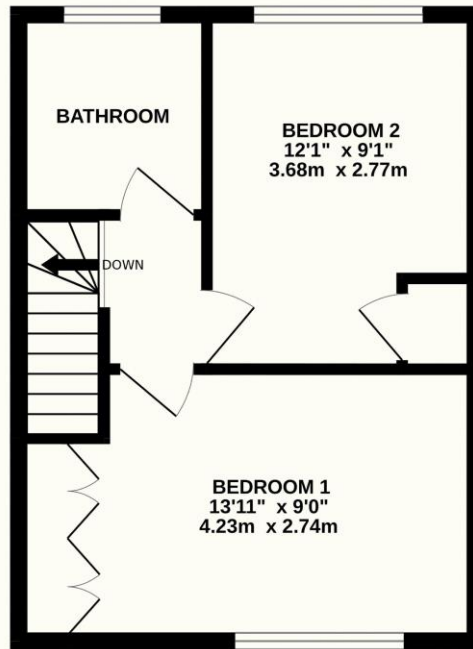
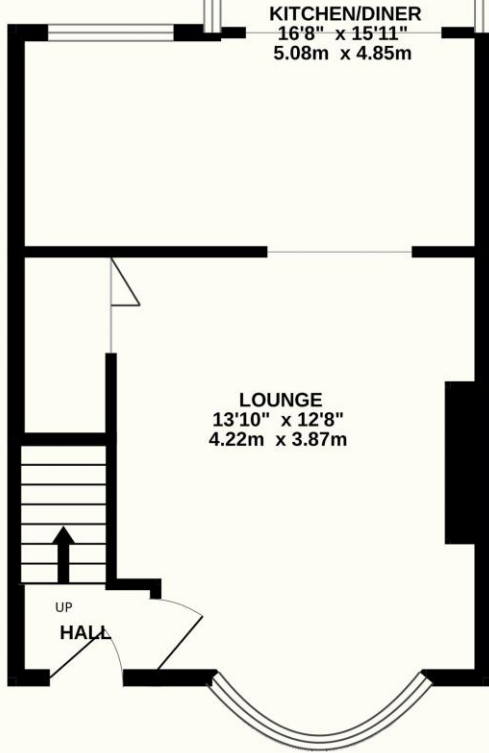




TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.

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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