



Directions

Viewings

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

EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx. Floor Area 450 Sq.Ft. (41.8 Sq.M.)

15 Oaktree Court - Plan For Layout Purposes Only
Total Approx. Floor Area 800 Sq.Ft. (74.3 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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15 Oak Tree Court, Uckfield, East Sussex, TN22 1TT

£1,500 Per month

- Well Presented Three Bedroom Family Home
- Close to Schools and Local Amenities
- Front & Rear Garden
- Downstairs Cloakroom/WC
- Available End January, Unfurnished
- Popular Manor Park Development
- Large Conservatory Addition
- Driveway for Three Cars
- Double Glazing and Gas Central Heating
- Sorry Strictly No Pets

15 Oak Tree Court, Uckfield TN22 1TT

A modern three bedroom house with conservatory, ideally situated opposite the grounds to a highly regarded secondary technical college with adjacent leisure centre. There is also a primary school within the same road and a local parade of shops on the development.



Council Tax Band: C



This well-presented house benefits from UPVC double glazing and gas central heating. The accommodation comprises to the ground floor, a hall and cloakroom with laminate flooring continuing through to the spacious sitting room. This has a large window looking out to the front and has a deep understairs storage cupboard. The well-appointed fitted kitchen has a good range of units to base and eye level, together with complementing granite effect work surfaces having inset single drainer, stainless steel sink unit along with integrated appliances including four ring gas hob, extractor hood over, concealed 'fridge/freezer, dishwasher and washing machine. Double doors lead through to a wonderful conservatory addition, UPVC double glazed under a pitched clear glazed roof, with laminate flooring and double doors leading on to a patio.

The first floor provides three bedrooms, the main bedroom having a laminate floor and the third with a bulk-head storage cupboard. These are served by a family bathroom/WC.

Externally and to the front, is a tarmac driveway with grass verge and side access to the rear garden. This is mainly laid to lawn, approached over a patio which continues to a garden shed. Towards the end of the garden there is an area of paved patio. The boundaries are fence enclosed and extend to approximately 60 feet in depth. Available mid January, unfurnished.