

To Rent

Gorse Hill, Broad Oak, TN21 8TP



£1,200

2 bedroom Terraced

- ✓ Available soon!
- ✓ Modern Village terraced home
- ✓ Walking distance of shop/post office
- ✓ G.C.H.- Hive heating controls
- ✓ Sitting Room
- ✓ Recently fitted Kitchen
- ✓ 2 Bedrooms (one with far reaching views)
- ✓ Modern refurbished Bathroom



Description

Attractive recently renovated village home. Recently fitted carpets and flooring throughout. Recently fitted dove grey kitchen with electric cooker and extractor over. The Property benefits from a Garage, private garden and far reaching views to Mayfield.

Location

Located in a quiet popular cul-de-sac in the small village of Broad Oak. The property is walking distance of the local Spar shop/Post office and Heathfield Community College and Go-ver Gym. Heathfield town is situated a few minutes drive away with its more extensive range of everyday shops ,Drs, dentist and supermarkets.

Ground Floor

Lounge - 14'4" x 11'10". UPVC Front door leads into the Lounge with cupboard understairs. Door to Kitchen.

Kitchen - 11'10" x 9'8". Recently fitted with dove grey attractive modern kitchen. Space for washing machine, space for fridge/freezer. Wall mounted "Worcester Bosch" boiler for gas central heating and hot water. Electric cooker and extractor fan over, splashback. Electric hob. Door to rear garden. Stairs to 1st Floor.

First Floor

Bed 1 - 11'10" x 8'11". Window overlooking front garden.

Bed 2 - 11'10" x 7'5". Fitted cupboard with hanging rail and shelving. Views to Mayfield.

Bathroom - Fitted with wash hand basin, WC and storage units with mirror over. Bath with shower over. Extractor fan.

Exterior

Outside - The property has an attractive small front garden with shrubs, path and steps down to the front door. The rear garden has patio and further area of lawn with rotary washing line, outside tap. Rear gate leads to GARAGE with up and over door.

Disclaimer: We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, and the measurements given are approximate.







Energy Efficiency and Environmental Impact

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | 92 A |
| 81-91 | B | | |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |