

Manor Way, Uckfield, TN22 1DG

£250,000

Peter Oliver
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▼ One Bedroom Bungalow

▼ Conservatory

▼ Off Road Parking

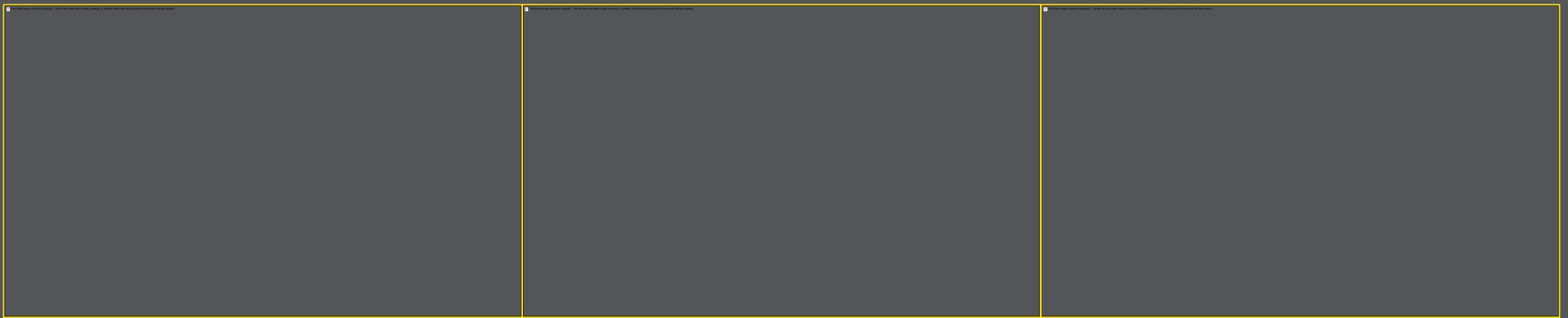
▼ Open Plan Lounge/Kitchen

▼ Refitted Shower Room

▼ Private Garden

DESCRIPTION

This superb semi detached property offers bright and spacious living along with a feature private garden. Recently refurbished this lovely home boasts a modern, good size kitchen which forms part of the open plan living space. Light floods in, making this space very appealing and there are also French doors out to a useful conservatory and then more French doors onto the garden. The shower room has been stylishly designed and we're told has a fantastic amount of pressure. Across the hall the bedroom is another good size room and overall the property is ready to be moved in to. The current owner believes there to be plenty of potential for extension in the future and the new owner may wish to add a pitched roof if they prefer. Location wise this is another plus as you are a short walk from the town centre and the large driveway means parking won't be a problem. Viewing recommend and certainly not one to be missed!



Energy Performance Certificate



52a Manor Way, UCKFIELD, TN22 1DG

Dwelling type: Semi-detached bungalow
 Date of assessment: 11 October 2018
 Date of certificate: 11 October 2018

Reference number: 9761-2809-7506-9798-4945
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 40 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

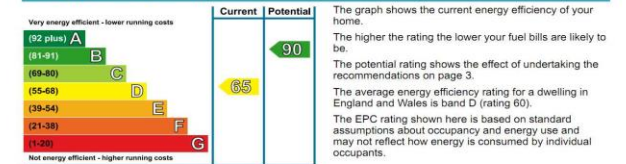
Estimated energy costs of dwelling for 3 years:	£ 1,542
Over 3 years you could save	£ 447

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 96 over 3 years	
Heating	£ 1,140 over 3 years	£ 837 over 3 years	
Hot Water	£ 231 over 3 years	£ 162 over 3 years	
Totals	£ 1,542	£ 1,095	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 117
2 Low energy lighting for all fixed outlets	£20	£ 66
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 129

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 8000 444202. The Green Deal may enable you to make your home warmer and cheaper to run.