

Markland Way, Uckfield, TN22 2DG



£325,000

Peter Oliver
01825 703000



▼ 3 Bedroom House

▼ Garage and Parking

▼ En-Suite to Master

▼ Open Plan Lounge/Diner

▼ Lovely Garden

▼ Popular Residential Area

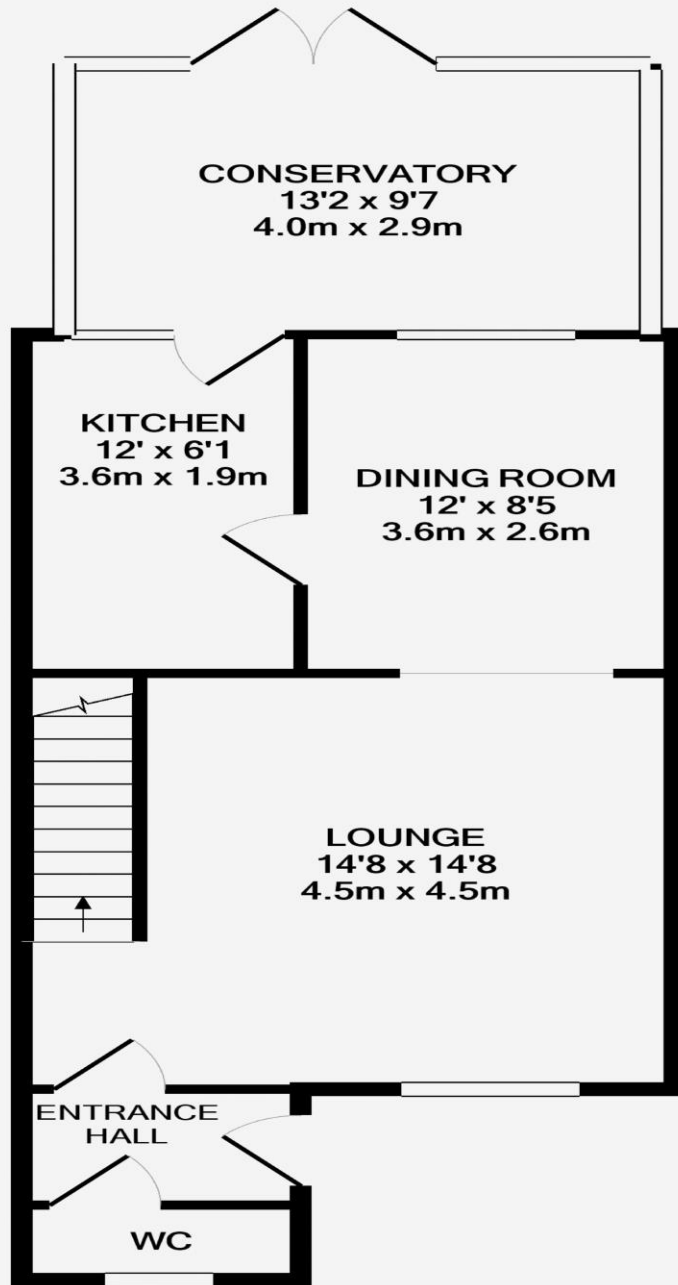
DESCRIPTION

This fantastic three-bedroom end of terrace property resides in the sought-after West Park development of Uckfield, just a short walk from the town with its railway station and shops and the development itself affords easy access to the popular Rocks Park Primary School. There is also a large recreation ground and nature reserve moments away on foot. A very lovely location indeed! The house itself is a good size and has some excellent living space in the form of a large bright lounge and separate dining room which are both areas that families will benefit from. The latter has room for table and chairs and the kitchen to the rear has plenty of storage and worktop space. There's also access from here to a fantastic full width conservatory which adds another element to the already useful living areas as well as a downstairs WC. Upstairs bedrooms are two good sized doubles and a large single and the family shower room services them well. Finally, the garden is mostly lawn with a good patio space which lends itself well to entertaining with family and friends for example.



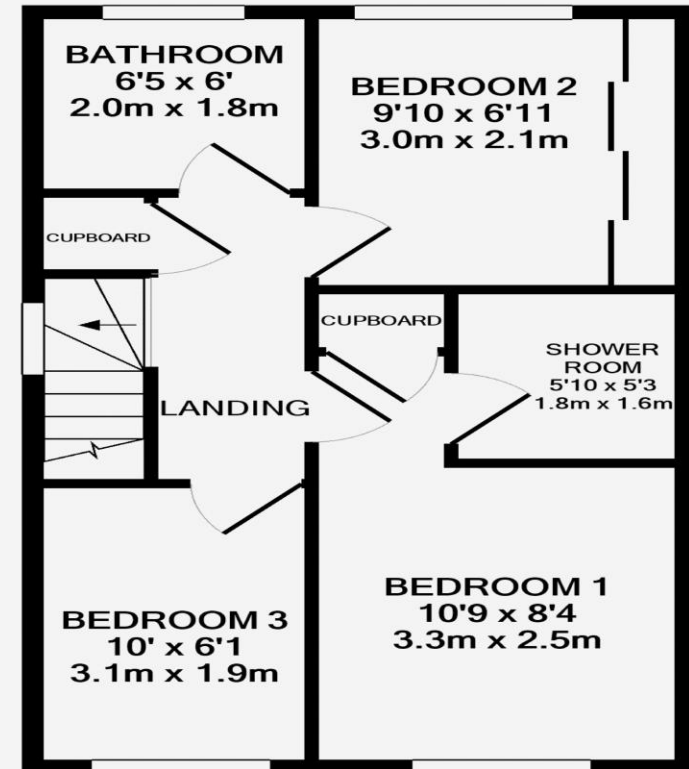
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ACCOMMODATION/FLOORPLAN



TOTAL APPROX. FLOOR AREA 951 SQ.FT. (88.3 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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Energy Performance Certificate



10, Markland Way, UCKFIELD, TN22 2DE

Dwelling type: Semi-detached house
 Date of assessment: 21 July 2015
 Date of certificate: 21 July 2015

Reference number: 0742-2859-6439-9725-1945
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 77 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

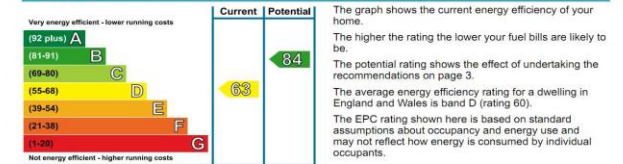
Estimated energy costs of dwelling for 3 years:	£ 2,532
Over 3 years you could save	£ 696

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 198 over 3 years	
Heating	£ 1,800 over 3 years	£ 1,419 over 3 years	
Hot Water	£ 534 over 3 years	£ 219 over 3 years	
Totals	£ 2,532	£ 1,836	You could save £ 696 over 3 years

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 (suspended floor)	£800 - £1,200	£ 129
2 Heating controls (room thermostat)	£350 - £450	£ 138
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 297

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 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

