

Farriers Way, Uckfield, TN22 5BY



£325,000

Peter Oliver
01825 703000



▼ 3 Bedroom Detached

▼ Feature Rear Garden

▼ Quiet Position

▼ Driveway & Garage

▼ 2 Reception Rooms

▼ No Ongoing Chain

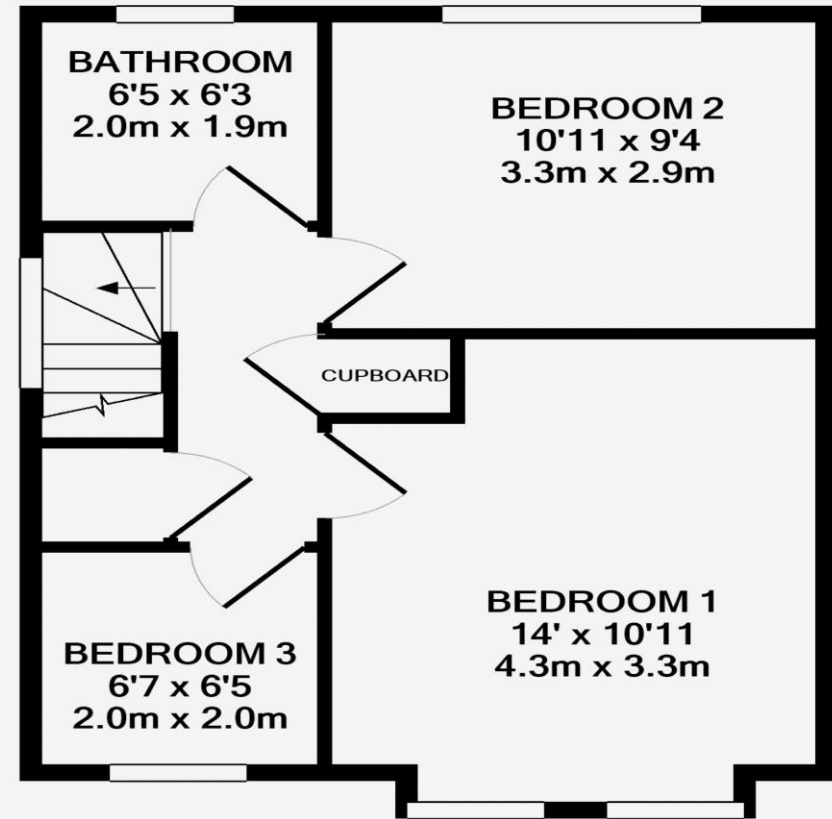
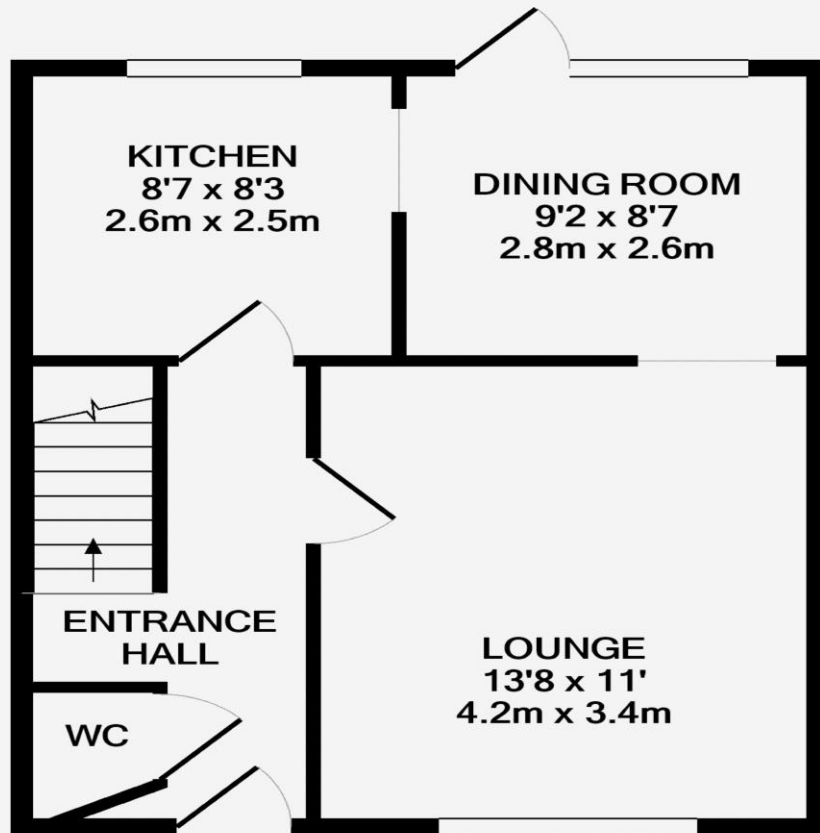
DESCRIPTION

This three-bedroom detached property is in a lovely central location just a short walk from the high street shops and railway station but on a road without passing traffic so a quiet life is ensured. It also benefits from a corner plot and being set back from the road with a driveway and garage on approach to the house. The property has a lovely rear garden with patio and raised lawn which is private and ideal for entertaining in the summer months. Inside the property has good living accommodation which comprises of a large bright lounge and separate dining room with plenty of room for table, chairs and sofas respectively. The kitchen has plenty of worktop space and storage units and is a good size. There's also a very useful downstairs WC. Upstairs bedrooms are two doubles and a single room with family bathroom that complements them well. The property would benefit from refurbishment so new buyers will be adding value right away with this one. This is a great family home with all the right features to make it a great long term purchase.



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ACCOMMODATION/FLOORPLAN



TOTAL APPROX. FLOOR AREA 780 SQ.FT. (72.5 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



18, Farriers Way, UCKFIELD, TN22 5BY

Dwelling type: Detached house
 Date of assessment: 07 January 2020
 Date of certificate: 10 January 2020

Reference number: 8550-7429-6630-5833-3202
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 74 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

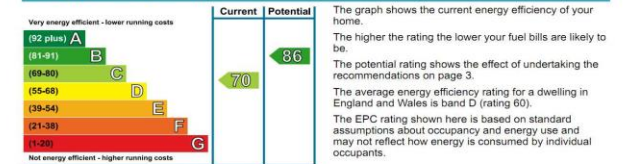
Estimated energy costs of dwelling for 3 years:	£ 1,944
Over 3 years you could save	£ 360

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 180 over 3 years	
Heating	£ 1,281 over 3 years	£ 1,173 over 3 years	
Hot Water	£ 357 over 3 years	£ 231 over 3 years	
Totals	£ 1,944	£ 1,584	

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	£ 126
2 Low energy lighting for all fixed outlets	£35	£ 114
3 Solar water heating	£4,000 - £6,000	£ 120

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.

