

**RUSH
WITT &
WILSON**



**11 Claverham Way, Battle, East Sussex TN33 0JE
Offers In Excess Of £350,000**

Rush Witt and Wilson are proud to present to the market this charming two bedroom semi-detached bungalow positioned within a corner plot offering pleasant and quiet position. Ideally located within a quiet cul-de-sac location, within walking distance of Battle High Street, local schools and fantastic countryside walks. On entering the property you are welcomed into the entrance hall with useful storage cupboard which in turn leads to a large open plan lounge/diner, kitchen and utility room with internal access to the garage, two generous bedrooms and bathroom. Outside there is off street parking for multiple vehicles.

Property is approached via a private driveway offering parking for two vehicles, leading to the garage and steps to front door.

Entrance Hall

5.12x5.33 (1.52m.3.66mx1.52m.10.06m)

Radiator, internal window, door into storage cupboard and laid to carpet.

Living/Dining room

20.21x11.89 max (6.10m.6.40mx3.35m.27.13m max)

Double glazed window to the front aspect, double glazed door and window to the rear aspect, fireplace (currently not in use), two radiators and laid to carpet.

Sliding door leading to:

Kitchen

14.82x7.04 (4.27m.24.99mx2.13m.1.22m)

Double glazed window to the rear aspect, matching wall and base mounted units with work surface over, tiled splash back, integrated gas hob and electric oven, 1 1/4 stainless steel sink with side drainer and mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher and vinyl flooring.

Door leading into:

Utility Room

7.9x4.41 (2.13m.2.74mx1.22m.12.50m)

Double glazed window and door to rear aspect, radiator, door leading to the garage and vinyl flooring.

Bathroom

6.84x6.52 (1.83m.25.60mx1.83m.15.85m)

Frosted double glazed window to the rear aspect, extractor fan, wash hand basin, low level w/c, large shower enclosure with thermostatic controls, heated towel rail and vinyl flooring.

Bedroom One

14.12x9.86 (4.27m.3.66mx2.74m.26.21m)

Double glazed window to the front aspect, radiator, built in wardrobes and laid to carpet.

Bedroom Two

10.19x9.96 (3.05m.5.79mx2.74m.29.26m)

Double glazed window to rear aspect, radiator and laid to carpet.

Gardens

To the front a large corner plot, providing a substantial area of grass sandwiching the driveway, mature flowers and shrubs. To the rear of the property further landscaped garden with crazy paving patio to the immediate rear, brick built flower beds, steps leading to raised area of gravel further steps leading to a raised area of patio with space for garden shed.

Garage

15.96x8.53 (4.57m.29.26mx2.44m.16.15m)

Automated up and over door, double glazed window to side aspect, gas boiler and concrete floor.

Agents Notes

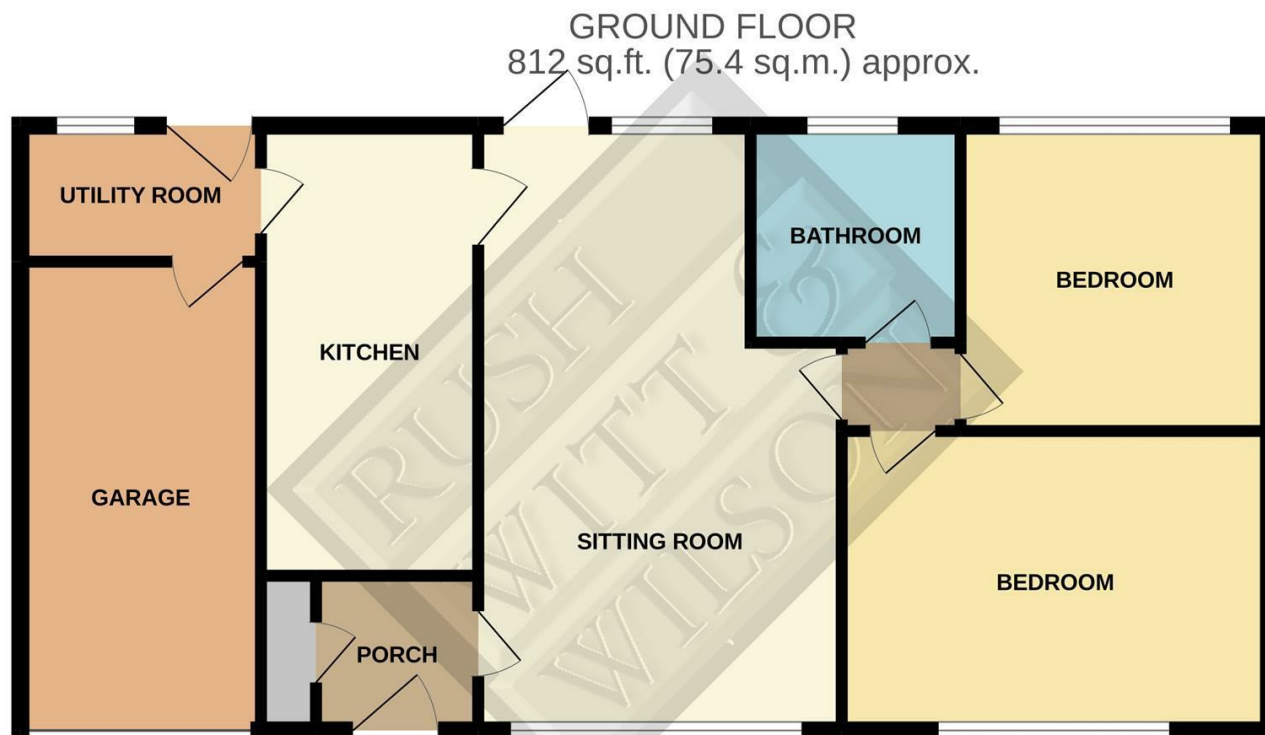
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 812 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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