

**RUSH  
WITT &  
WILSON**



**14 Vale Road, Battle, TN33 0HE  
£280,000**

Rush Witt & Wilson are proud to present to the market this 3 bedroom semi detached home positioned close to Battle centre.

Internally the property does require some updating works throughout, but offers any prospective buyer the opportunity to update to their taste against a blank canvas.

The property offers scope subject to usual consents to extend, with further opportunity to incorporate off road parking.

The property is to be sold chain free and viewings come highly recommended via appointed sole agents Rush Witt & Wilson.

Concrete path leading to :

#### Entrance Porch

Double glazed uPvc door leading through into an enclosed entrance porch, double glazed windows to the side aspect.

Further solid wood door leading through into:

#### Hallway

Large understairs storage cupboard, radiator and stairs to the first floor.

Doors off to the following:

#### Shower Room / Wet Room

Double glazed opaque window to the rear aspect, low level wc, heated towel rail, wash hand basin, part tiled walls, vinyl floor and seated shower with overhead shower attachment.

#### Kitchen

10'1" x 9'8" (3.096m x 2.969m)

Window to the rear aspect overlooking the garden with pedestrian door to the side, wall mounted Worcester Bosch boiler. The fitted kitchen consists of a range of matching wall and base mounted units with worksurfaces over and places a tiled splashback and inset stainless sink with side drainer.

#### Living Room

12'2" (into bay) x 15'7" (3.724m (into bay) x 4.768m)

Double glazed bay window to the front aspect overlooking the garden, radiator and feature fireplace with inset gas burner.

#### First Floor

Access to large eaves storage cupboard as you go up the stairs to the first floor. The first floor landing has loft hatch access and doors off to the following:

#### Bedroom One

15'8" (max) x 10'1" (4.796m (max) x 3.074m)

Double glazed window to the front aspect overlooking the front garden, radiator and feature fireplace.

#### Bedroom Two

10'2" x 7'5" (3.119m x 2.261m)

Double glazed window to the rear aspect overlooking the rear garden and radiator.

#### Bedroom Three

8'0" x 8'11" (2.444m x 2.729)

Double glazed window to the rear aspect overlooking the rear garden and radiator.

#### Outside

#### Gardens

The front garden has a wealth of mature shrubs and plants. Other properties within the road have created

an area of off road parking at the front, however this would be subject to the usual consents. There is also side access to the rear garden.

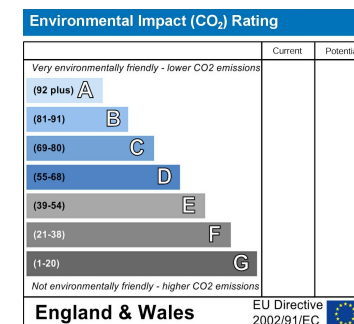
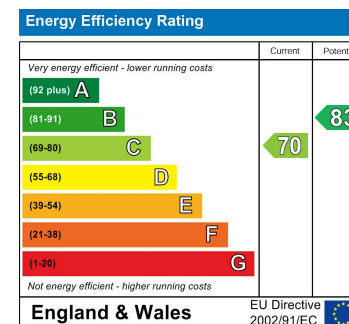
The rear garden is a particular feature of this property which is approximately 90ft and laid predominantly to lawn, enclosed by hedgerow.

#### Agents Notes

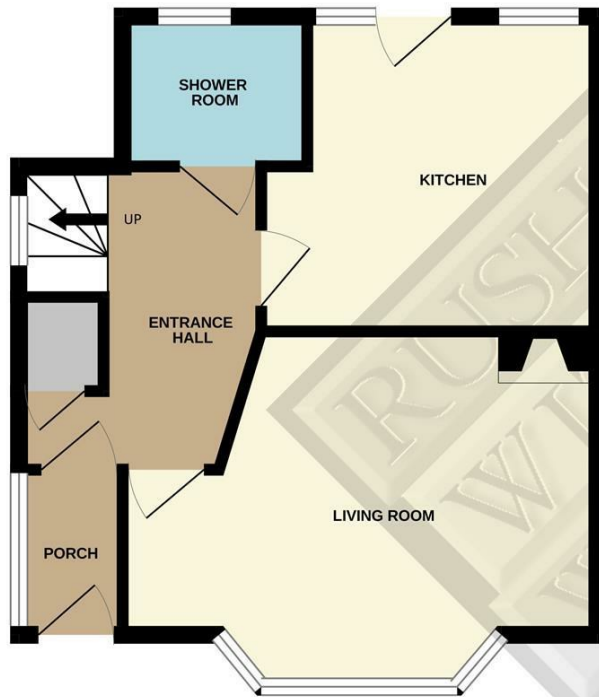
None of the services or appliances mentioned in these sale particulars have been tested.

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



GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 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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