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**3 Coombe Shaw, Battle, TN33 9LQ  
£295,000 Freehold**

**\*\* SOLD PRIOR TO MARKETING \*\*** Two bedroom semi-detached home, offering spacious and well-presented accommodation throughout, set within the highly desirable village of Ninfield. Ninfield is a popular village within the Claverham Catchment area, also served by a number of well-regarded primary and secondary schools. The village offers a convenience store, traditional pubs, recreational grounds, bus routes and excellent access to surrounding countryside walks. Nearby Battle provides a historic High Street with a range of amenities and the famous Battle Abbey, while the coastal town of Bexhill-on-Sea is also within easy reach. Mainline stations are a short drive away, providing convenient links for commuters. The property benefits from driveway parking for three vehicles. The rear garden is well designed for both relaxation and family use, featuring a lawn, shed, fenced children's play area, and a slabbed patio with wall-mounted pergola and retractable roof, creating an excellent outdoor entertaining space. Side gated access is also provided. Internally, the home is entered via a porch leading into a spacious sitting room with wood burner, wood effect flooring, feature stair lighting and useful under-stairs storage currently used as a dog area. The sitting room flows through to a modernised kitchen with tiled flooring, under-unit lighting and side access to the garden. An opening leads into the dining room, which enjoys wood effect flooring and French doors opening directly onto the patio and pergola seating area. To the first floor, there is a generous principal bedroom with fitted wardrobe cupboards, a well-proportioned second bedroom offering versatility, and a good-sized family bathroom. The property has been modernised to a tasteful standard throughout and is presented in move-in ready condition, offering a light, spacious and practical home in a sought-after village setting.









Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

71.2 m<sup>2</sup>

766 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>

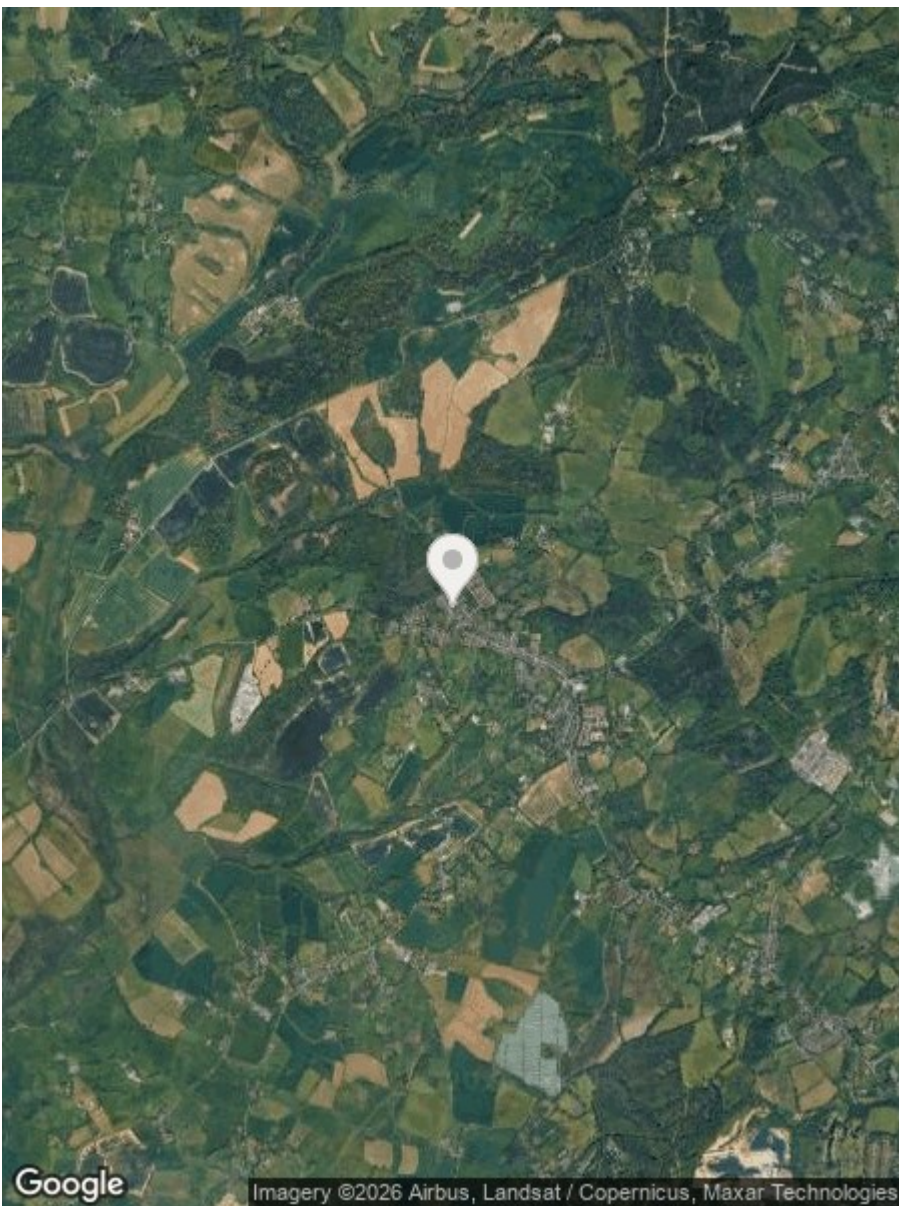
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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