50 Marley Gardens, Battle, TN33 0DJ
£375,000

This delightful semi-detached house presents an excellent opportunity for family living. With three well-proportioned bedrooms, this property is ideally suited for those seeking a comfortable and spacious home.

The location is particularly advantageous, as it is within walking distance of the mainline station, the bustling High Street of the market town, and local primary and secondary schools, making it perfect for families with children or commuters alike.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom. The heart of the home is the dual aspect sitting/dining room, which offers a bright and airy and the kitchen.

Additionally, there is significant potential for extension and improvement, subject to the necessary consents, allowing you to tailor the home to your specific needs and preferences.

Outside, the property features a generous rear garden that enjoys a lovely southerly aspect, perfect for enjoying sunny days. There is also ample off-street parking and a single garage, providing convenience and security for your vehicles.

Offered to the market with no onward chain, this superb family home is ready for you to make it your own. Don’t miss the chance to view this wonderful property in a sought-after location.

Property approached via pathway leading to uPVC double glazed front door leading into:

Entrance Hall
Stairs rising to first floor, under stairs storage, radiator, ceiling lighting doors off to the following:

Cloakroom
6'5 x 3'4 (1.96m x 1.02m)
Double glazed obscure window to front aspect, low level wc and wash hand basin.

Kitchen
11'6 x 10'1 (3.51m x 3.07m)
Fitted with matching wall and base units with work surface over, single bowl sink with drainer and mixer tap, space for oven, space for fridge/freezer, space for washing machine, space for breakfast table, wall mounted gas fired boiler, radiator, uPVC double glazed door with side access and double glazed window to front aspect.

Sitting Room
21'7 x 11 (6.58m x 3.35m)
Enjoying a dual aspect via large double glazed windows enjoying an outlook over the rear garden and double glazed door with garden access, two radiators, feature glazed panel through to the entrance hall and ceiling lighting.

Staircase
Fully carpeted stairs rising to:

First Floor

Landing
Loft hatch access, double glazed window to front aspect and doors off to the following:

Bedroom One
11'6 x 11'8 (3.51m x 3.56m)
Double glazed window to rear aspect and ceiling lighting.

Bedroom Two
9'7 x 11'6 (2.92m x 3.51m)
Double glazed window to rear aspect and ceiling lighting.

Bedroom Three
10' x 8'6 (3.05m x 2.59m)
Double glazed window to front aspect and ceiling lighting.

Shower Room
6'3 x 9'9 to the maximum (1.91m x 2.97m to the maximum)
Fitted with a low level wc, wash hand basin, large walk-in shower cubicle with fixed glazed panel and Mira shower, radiator, airing cupboard and double glazed obscured window to front aspect.

Outside

Rear Garden
The delightful rear garden is enclosed with a range of close board fencing and hedgerow and is predominantly laid to lawn with a paved seating area adjacent to the rear of the property. With a timber shed further metal shed and side access.

Front Garden
Neatly laid to lawn with flower and shrub planted borders and a pathway leading to front door and side access.

Garage
Single garage with an up and over door, with parking in front on the driveway.

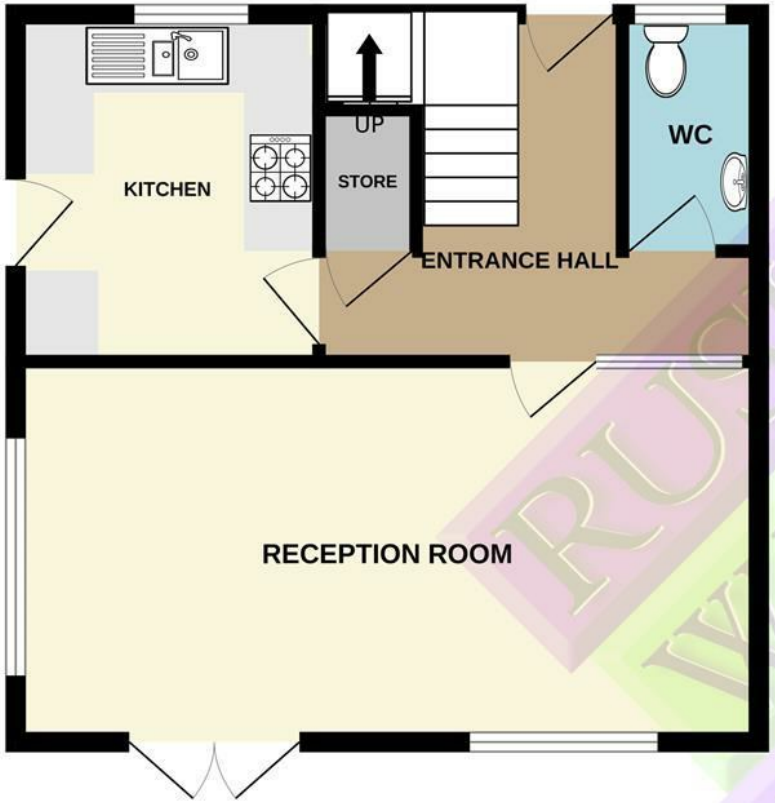
Agents Note
None of the services or appliances mentioned in these sale particulars have been tested.

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

NUTB URNE

GROUND FLOOR



1ST FLOOR

MARLEY GARDENS

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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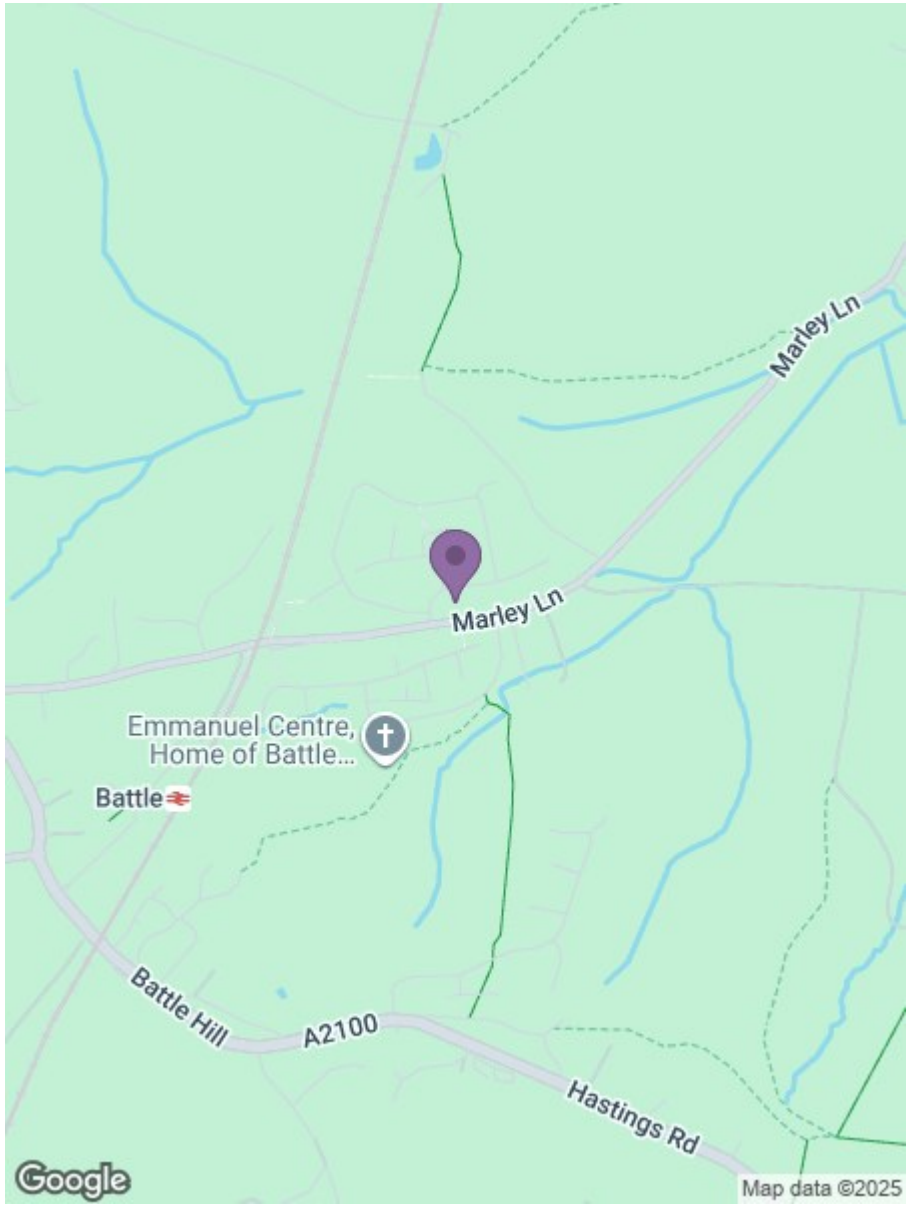

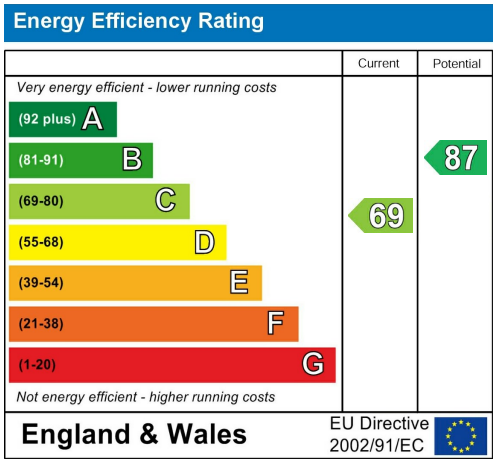

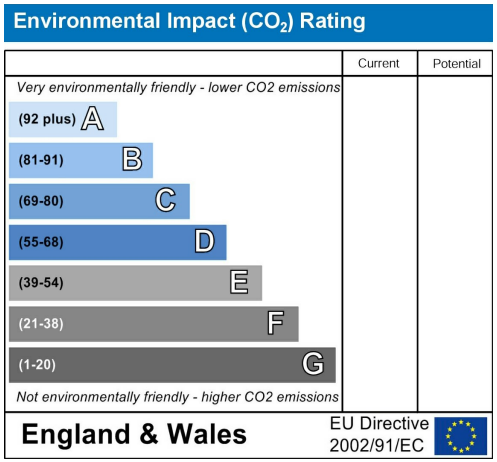

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