



**7, Abbots Close, Battle, TN33 0BZ**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
Tel: 01424 839111

**Price £360,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE SEMI-DETACHED THREE BEDROOM HOUSE tucked away in a quiet cul-de-sac location within Battle, just a short walk from the mainline railway station with convenient links to London, nearby Battle Abbey and the High Street with a variety of amenities as well as popular schooling establishments.

Inside the property offers modern comforts including gas fired central heating, double glazing, driveway providing OFF ROAD PARKING and a GARAGE. Accommodation is both well-appointed and well-proportioned, arranged over two floors and comprises an entrance hall, DUAL ASPECT LOUNGE-DINING ROOM, modern NEWLY FITTED KITCHEN, upstairs landing, THREE BEDROOMS and a bathroom with bath and shower. The property has a DELIGHTFUL REAR GARDEN with a LEAFY BACKDROP and a patio abutting the property. The garden does drop away at the rear with a path & steps down to a level section of lawn.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accomodation, radiator, coving to ceiling, door to:

#### **LIVING ROOM**

15' into bay x 14' (4.57m into bay x 4.27m)

Tiled fireplace, exposed wooden floorboards, radiator, recessed shelving, double glazed window to front aspect, open plan to:

#### **DINING ROOM**

10'6 x 10' (3.20m x 3.05m)

Continuation of the exposed wooden floorboards, radiator, coving to ceiling, under stairs storage cupboard, wall mounted thermostat control for gas fired central heating, double glazed French doors providing access and outlook onto the garden, door to:

#### **KITCHEN**

10'8 x 7'9 (3.25m x 2.36m)

Part tiled walls, tiled flooring, fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces over, four ring gas hob with oven below and fitted cooker hood over, inset drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, double glazed window and door to rear aspect with views and access onto the garden.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, radiator, doors to:

#### **BEDROOM**

13'7 into bay x 11'9 (4.14m into bay x 3.58m )

Coving to ceiling, built in wardrobe with mirrored sliding doors, television point, double glazed bay window to front aspect, door to:

#### **BALCONY**

Ample space for bistro style table & chairs as well as potted plants, metal balustrade for safety.

#### **BEDROOM**

11'5 x 10'10 (3.48m x 3.30m)

Radiator, built in wardrobe with mirrored sliding doors, airing cupboard housing the immersion heater, double glazed window to rear aspect with lovely views onto the garden.

#### **BEDROOM**

8'4 x 6'4 (2.54m x 1.93m)

Cupboard over stairs, radiator, double glazed window to front aspect.

#### **BATHROOM/ SHOWER ROOM**

Panelled bath, pedestal wash hand basin, low level wc, walk in shower unit with electric shower, tiled walls, tiled flooring, radiator, down lights, coving to ceiling, double glazed windows with obscured glass for privacy to rear aspect.

#### **OUTSIDE - FRONT**

Driveway providing off road parking, pathway to front door, lawned front garden.

#### **REAR GARDEN**

Patio abutting the property and enjoying plenty of afternoon sunshine, side access to front. The garden drops away at the rear with steps and a pathway leading to the bottom section of garden which is relatively level and laid to lawn, a variety of mature plant and shrubs, outside water tap.

#### **GARAGE**

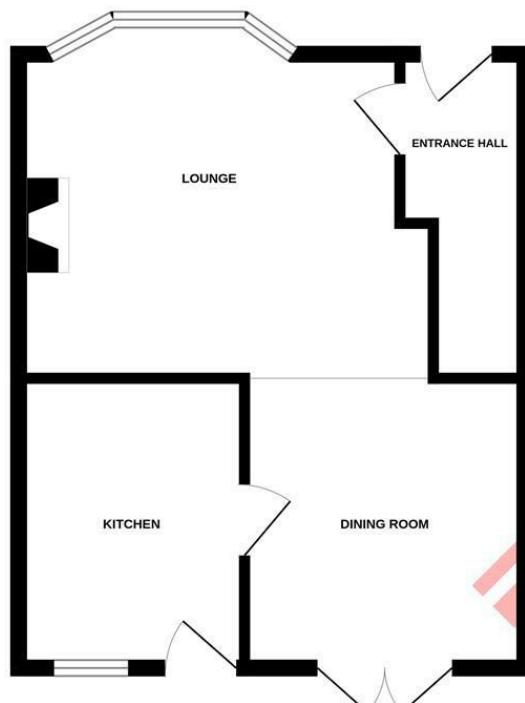
18'2 x 8'6 (5.54m x 2.59m)

Up and over door, window to rear aspect, personal door to garden, power and light.

Council Tax Band: D



## GROUND FLOOR



## 1ST FLOOR



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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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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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			
EU Directive 2002/91/EC		78	65
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC		78	65
England & Wales			