



ESTATE AGENTS

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Guide Price £290,000

**** GUIDE PRICE £290,000 - £300,000 ****

PCM Estate Agents present to the market this **DECEPTIVELY SPACIOUS** modern **END OF TERRACE TWO BEDROOM HOUSE** with **ALLOCATED PARKING**, located in the historic town of **BATTLE**. The property is situated just a short walk from the mainline railway station with convenient links to Tunbridge Wells and London making it ideal for commuters, nearby Battle Abbey and the High Street with a variety of amenities as well as popular schooling establishments- ideal for families.

Accommodation comprises a lounge with ample space for dining table, kitchen, **CONSERVATORY** with **BI-FOLD DOORS** overlooking the garden, **GROUND FLOOR BEDROOM** and bathroom/utility, whilst to the first floor there is a **MASTER BEDROOM** with **EN-SUITE**. The property benefits from double glazing, a front garden with side access to the **LOVELY REAR GARDEN**. The property has one designated parking space and there is also visitors parking available. The property has been well-maintained and the vendor has advised us that it is also well-insulated.

Please call the owners agents now to book your viewing and avoid disappointment.

ENTRANCE PORCH

4'1 x 3'1 (1.24m x 0.94m)

Double glazed door and window, leading to:

ENTRANCE HALL

9'1 max x 7'1 max (2.77m max x 2.16m max)

Radiator, under stairs storage, fuse board, leading to:

LOUNGE

13' x 11'1 (3.96m x 3.38m)

Double glazed doors providing access to the conservatory, space for dining table, radiator.

KITCHEN

13' x 5'1 (3.96m x 1.55m)

Comprising a range of eye and base level cupboards and drawers, four ring gas hob with electric oven, extractor hood, space for freestanding dishwasher,

space for fridge freezer, boiler, radiator, double glazed window overlooking the garden.

CONSERVATORY

9' x 6'1 (2.74m x 1.85m)

Double glazed throughout with bi-folding doors leading to the garden, laminate flooring, power and lighting.

BEDROOM

11'1 x 11'1 (3.38m x 3.38m)

Currently used as a dining room/ office. Double glazed window to front aspect overlooking the front garden, radiator.

BATHROOM/ UTILITY

7'1 x 5'1 (2.16m x 1.55m)

Bath with hand-held shower, wc, vanity enclosed wash hand basin, space and plumbing for washing machine, radiator.

FIRST FLOOR LANDING

Eaves storage, access to:

MASTER BEDROOM

16'1 max x 11'1 max (4.90m max x 3.38m max)

Velux window overlooking the rear garden, radiator, eaves storage, door to:

EN SUITE

8' x 3'1 (2.44m x 0.94m)

Shower, wash hand basin, wc, Velux window, radiator, vinyl flooring.

REAR GARDEN

Paved area leading to an area of lawn, mature plants, enclosed fenced boundaries, shed, water butt, space for refuse bins, three sheds and rear gated access.

PARKING

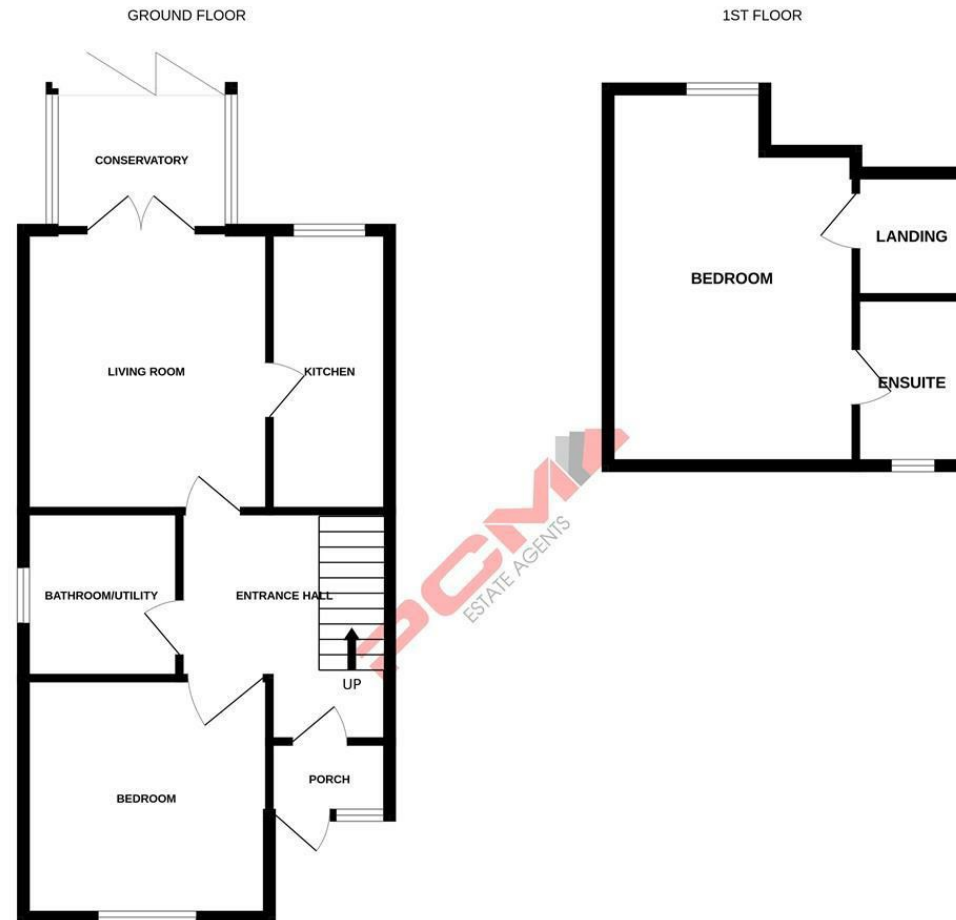
One allocated space and further visitor parking bays.

NOTE

The access walkway to the front gardens is shared between the 11 house owners. The house owners each have an equal share in the management company.

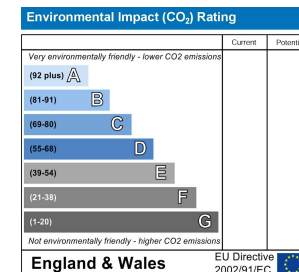
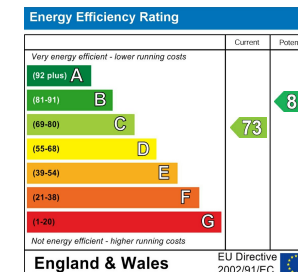
Council Tax Band: C





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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