



ESTATE AGENTS

52, Asten Fields, Battle, TN33 0HR

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Price £350,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE spacious THREE BEDROOM TERRACED HOUSE with FANTASTIC GARDENS, tucked away on this sought-after road within Battle. Situated within easy reach of popular schooling establishments including Claverham and Battle & Langton.

The property offers modern comforts to include gas fired central heating and double glazing, but is IN NEED OF SOME MODERNISATION, offering the potential for the eventual buyer to improve. Offering well-proportioned accommodation over two floors comprising a DUAL ASPECT LIVING ROOM, OPEN PLAN KITCHEN-DINER, separate UTILITY and DOWNSTAIRS WC in addition to a lean to. Upstairs there are THREE GOOD SIZED BEDROOMS and a SHOWER ROOM located off a landing that offers ample storage space. The FRONT AND REAR GARDENS offer plenty of outside space for the garden enthusiast or for families with children to enjoy.

The property is well-positioned for convenient access to Battle High Street with its range of independent shops and eateries. Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, wood laminate flooring, radiator, telephone point, under stairs storage cupboard, wall mounted thermostat control for gas fired central heating, doors opening to:

DUAL ASPECT LIVING ROOM

20'3 x 11' (6.17m x 3.35m)

Serving hatch through to kitchen, double radiator, television point, fireplace with wooden fire surround, mantle, stone hearth and inset gas living flame fire, double glazed window to front aspect, double glazed sliding patio doors to rear aspect providing access to:

LEAN TO

7'9 x 6'2 (2.36m x 1.88m)

Metal framed construction with glass insert, wall mounted power sockets, access to utility and access and views onto the garden.

OPEN PLAN KITCHEN-DINER

16'2 narrowing to 9'5 x 12'1 narrowing to 6'5 (4.93m narrowing to 2.87m x 3.68m narrowing to 1.96m)

Fitted with a range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, double bowl drainer-sink unit with mixer tap, space and plumbing

for washing machine and dishwasher, coving to ceiling, double radiator, under stairs storage cupboard, serving hatch through to living room, wood laminate flooring, ample space for dining table, double glazed window to rear aspect with a pleasant view onto the garden, door to:

UTILITY

6' x 5'4 (1.83m x 1.63m)

Space for tall fridge freezer, wood laminate flooring, range of base level cupboards and drawers, wall mounted cupboard, space for under counter fridge, electric fuse board, double glazed window and door to front aspect having views and access to the front garden, door to:

DOWNSTAIRS WC

Dual flush low level wc, radiator, part tiled walls, coving to ceiling, double glazed pattern glass window to front aspect.

SPACIOUS LANDING

Radiator, loft hatch providing access to loft space, airing cupboard housing immersion heater and offering further storage options in addition to a large storage cupboard.

BEDROOM ONE

14' x 11'1 (4.27m x 3.38m)

Coving to ceiling, radiator, built in wardrobe, double glazed window to front aspect.

BEDROOM TWO

12'8 x 11'6 (3.86m x 3.51m)

Radiator, built in wardrobe, double glazed window to front aspect.

BEDROOM THREE

8'4 x 8'2 (2.54m x 2.49m)

Radiator, coving to ceiling, double glazed window to rear aspect with views down the garden.

SHOWER ROOM

Non slip flooring, part tiled walls, radiator, shower with shower fixings, waterfall style shower head and further hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with storage set beneath and chrome mixer tap to the side, double glazed pattern glass window to rear aspect.

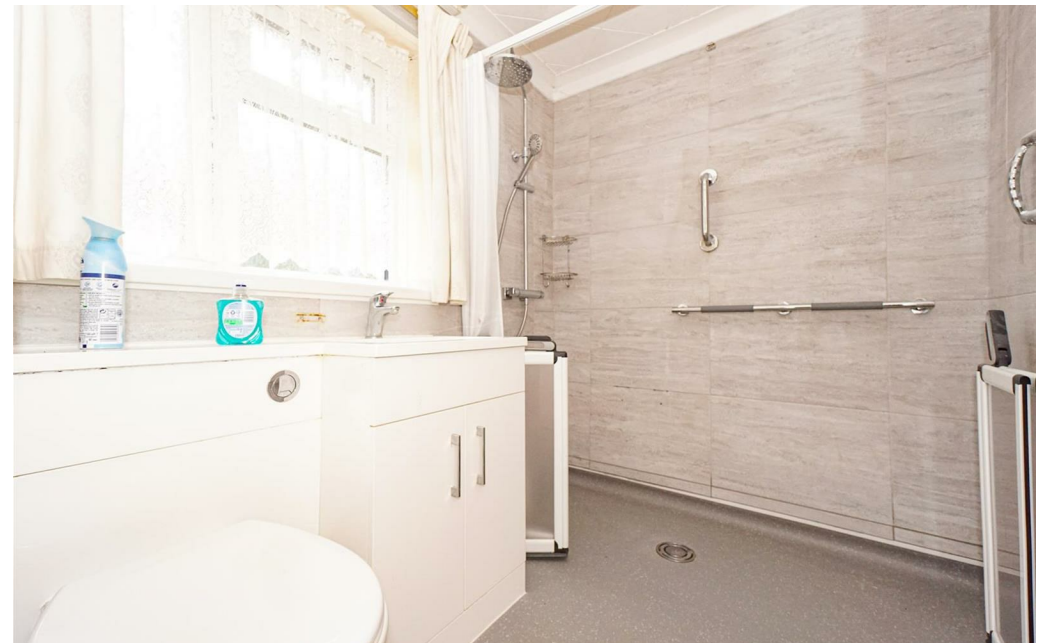
OUTSIDE - FRONT

Lawned front garden with pathway to the front door.

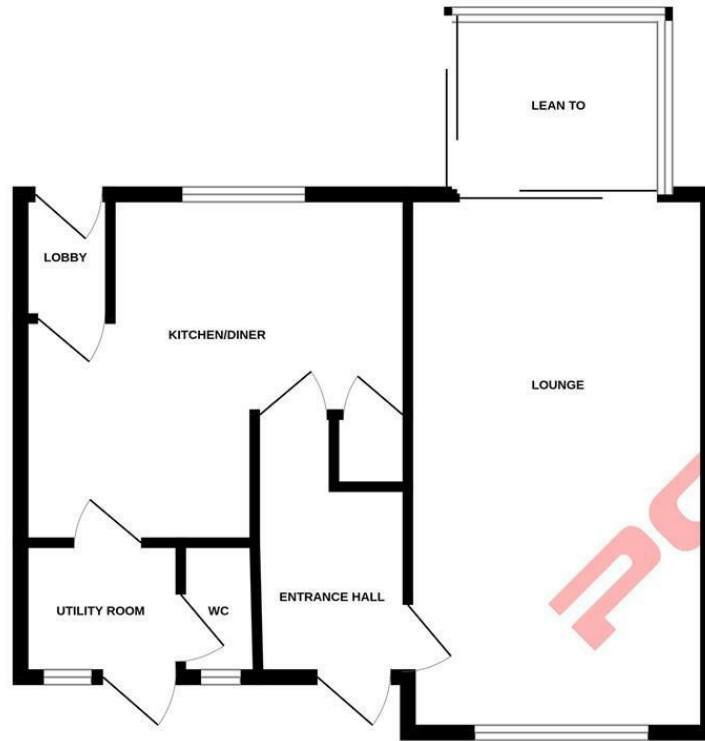
REAR GARDEN

Large and landscaped with greenhouse and shed, well-planted with areas of lawn, vegetable patches, flowerbeds, fenced boundaries, gated side access.

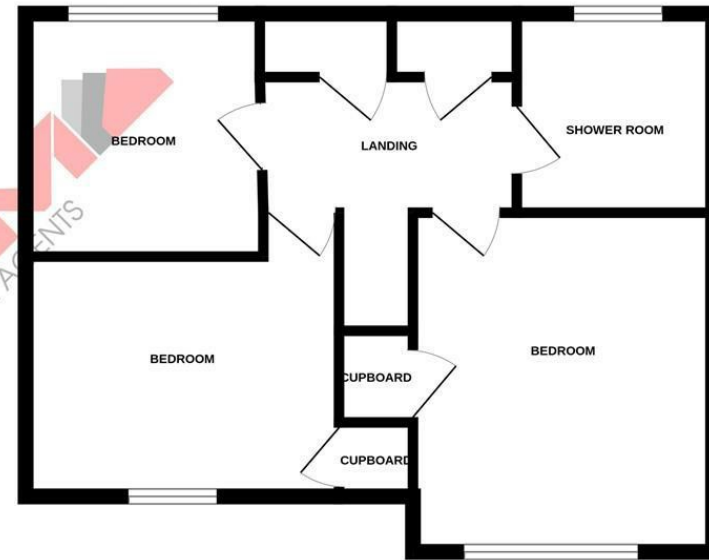
Council Tax Band: C



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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.