

**RUSH
WITT &
WILSON**



**27 North Trade Road, Battle, TN33 0HS
£450,000**

Rush, Witt & Wilson are delighted to present to the market this three bedroom level access bungalow, found just a short walk from Battle High Street.

Internally the accommodation comprises, entrance hallway, kitchen/breakfast room, lounge/diner overlooking the garden, utility room, three bedrooms and a family bathroom.

Externally, there is an attached garage, off road parking for multiple vehicles and large gardens to both the front and rear of the property, perfect for any keen gardener.

To arrange to view, please contact our Battle office on 01424 774440.

Entrance Hallway

Carpet as laid, double glazed windows to front, radiator, loft hatch. Doors to:

Bedroom One

11'88 x 12'02 (3.35m x 3.71m)

Carpet as laid, double glazed window to front, radiator, built-in storage cupboards.

Bedroom Two

11'98 x 8'48 (3.35m x 2.44m)

Carpet as laid, double glazed window to front, radiator, built-in storage cupboards.

Family Bathroom

7'97 x 10'48 (2.13m x 3.05m)

Lino flooring, bath, low level WC, wash hand basin with side storage, double glazed frosted window to rear, radiator.

Kitchen/Breakfast Room

11'93 x 10'37 (3.35m x 3.05m)

Lino flooring, range of matching wall and base units, built-in electric oven, built-in electric hob, stainless steel sink with side drainer, multiple storage cupboards, airing cupboard housing hot water tank, radiator, double glazed window to rear. Access to:

Utility Room

10'48 x 7'48 (3.05m x 2.13m)

Lino flooring, space and plumbing for washing machine, wall mounted boiler, double glazed window to rear overlooking the garden, double glazed window to side, double glazed door leading to garden, radiator. Access to:

WC

4'73 x 2'83 (1.22m x 0.61m)

Lino flooring, wash hand basin, low level WC, frosted double glazed window to rear.

Lounge/Diner

22'79 x 12'98 (6.71m x 3.66m)

Accessed via entrance hall. Carpet as laid, double glazed sliding doors leading to patio, double glazed window to side, radiator, feature fireplace with stone surround and tiled hearth. Access to:

Bedroom Three

9'9 x 9'9 (2.97m x 2.97m)

Carpet as laid, dual aspect with double glazed window to side and double glazed window to rear overlooking the garden, radiator.

Garage

10'03 x 15'98 (3.12m x 4.57m)

Double glazed window to side, up & over door, light and power.

Off Road Parking

A large area of hardstanding provides off road parking for multiple vehicles.

South Facing Rear Garden

A patio to the immediate rear of the property is perfect for alfresco dining. Beyond this is a large area of lawn, flanked by a range of mature shrubs and trees including several apple trees. There is also a concrete path to the bottom of the garden and hardstanding for sheds and greenhouses.

Front Garden

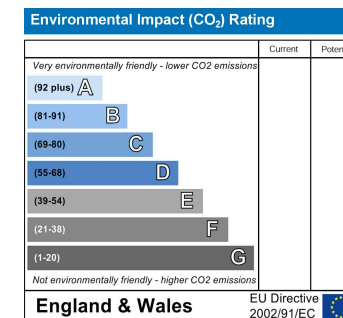
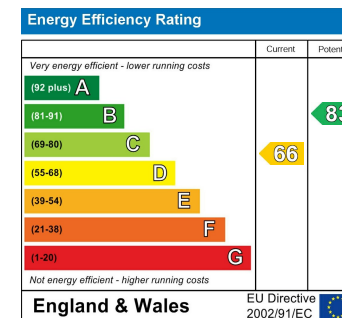
An area of lawn with a mature hedge to the front.

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 D





TOTAL FLOOR AREA : 1099 sq.ft. (102.1 sq.m.) approx.

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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