

**RUSH  
WITT &  
WILSON**



**Cawthorne Church Road, Battle, TN33 9DP**  
**£375,000**



**Nestled in the charming village of Catsfield, Battle, this semi-detached bungalow on Church Road presents a wonderful opportunity for those seeking a home in a delightful and sought-after location. The property features two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for a peaceful retreat. As you enter, you are welcomed by a light and airy atmosphere that flows throughout the home. The good-sized lounge is a perfect space for relaxation and entertainment, seamlessly leading into a spacious conservatory that invites the beauty of the outdoors in. The kitchen is also generously sized, providing ample room for culinary creativity. This bungalow includes a utility room, adding to the practicality of the layout. Both front and back lawns are flat, offering a lovely outdoor space for gardening or enjoying the fresh air. The property benefits from ample off-road parking and an integral garage, ensuring convenience for residents and guests alike. While the home is in need of some modernisation, it presents a fantastic opportunity for buyers to put their personal touch on the space and create their dream home. Additionally, the property is conveniently located close to good schools, making it an excellent choice for families. In summary, this semi-detached bungalow on Church Road is a promising prospect for those looking to invest in a property with potential in a desirable area. With its ample space, convenient features, and lovely surroundings, it is sure to attract interest from a variety of buyers.**





**Entrance Porch**

6'5 x 9'10 (1.96m x 3.00m)  
External light, door leading through to:

**Entrance Hall**

Carpet as laid, doors off to the following:

**Kitchen**

11'10 x 9'10 (3.61m x 3.00m)  
UPVC window and door with views and access onto the rear garden, wall and base mounted cupboards with complimenting work surface, inset one and a half bowl stainless steel sink unit with side drainer, space for cooker, radiator.

**Living Room**

19'10 x 11'10 (6.05m x 3.61m)  
Door leading through to utility room, two radiators, stone fireplace, carpet as laid, sliding patio doors leading through to:.

**Conservatory**

10'0 x 19'2 (3.05m x 5.84m)  
Of UPVC construction with double glazed windows to two sides beneath a polycarbonate roof with blinds, UPVC glazed door to side, sliding door with views and access onto the rear garden.

**Utility Room**

5'7 x 8'4 reducing to 3'4 x 6'1 (1.70m x 2.54m reducing to 1.02m x 1.85m)  
Oil fired boiler, water tank, inset one and a half bowl stainless steel sink unit with side drainer.

**Bedroom One**

11'1 x 12'9 (3.38m x 3.89m)  
Window to front, radiator, carpet as laid, wash hand basin, fitted wardrobes.

**Bedroom Two**

13'8 into bay x 8'10 (4.17m into bay x 2.69m)  
UPVC bay window to rear, fitted wardrobe with above head storage, carpet as laid, radiator.

**Bathroom**

8'2 x 5'7 (2.49m x 1.70m)  
UPVC obscure glazed window, panel enclosed bath with wall mounted shower above, wash hand basin with storage below, low level wc, electric radiator.

**Outside**

**Front Garden**

Tarmac driveway providing ample off road parking, area of level lawn, side access to:

**Rear Garden**

Area of level lawn, variety of trees, shrubs and plants, oil tank, timber storage shed, area of hard standing perfect for outside dining.

**Integral Garage**

14'4 x 8'4 (4.37m x 2.54m)  
Up and over door, fuse board.

**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





GROUND FLOOR  
1109 sq.ft. (103.1 sq.m.) approx.



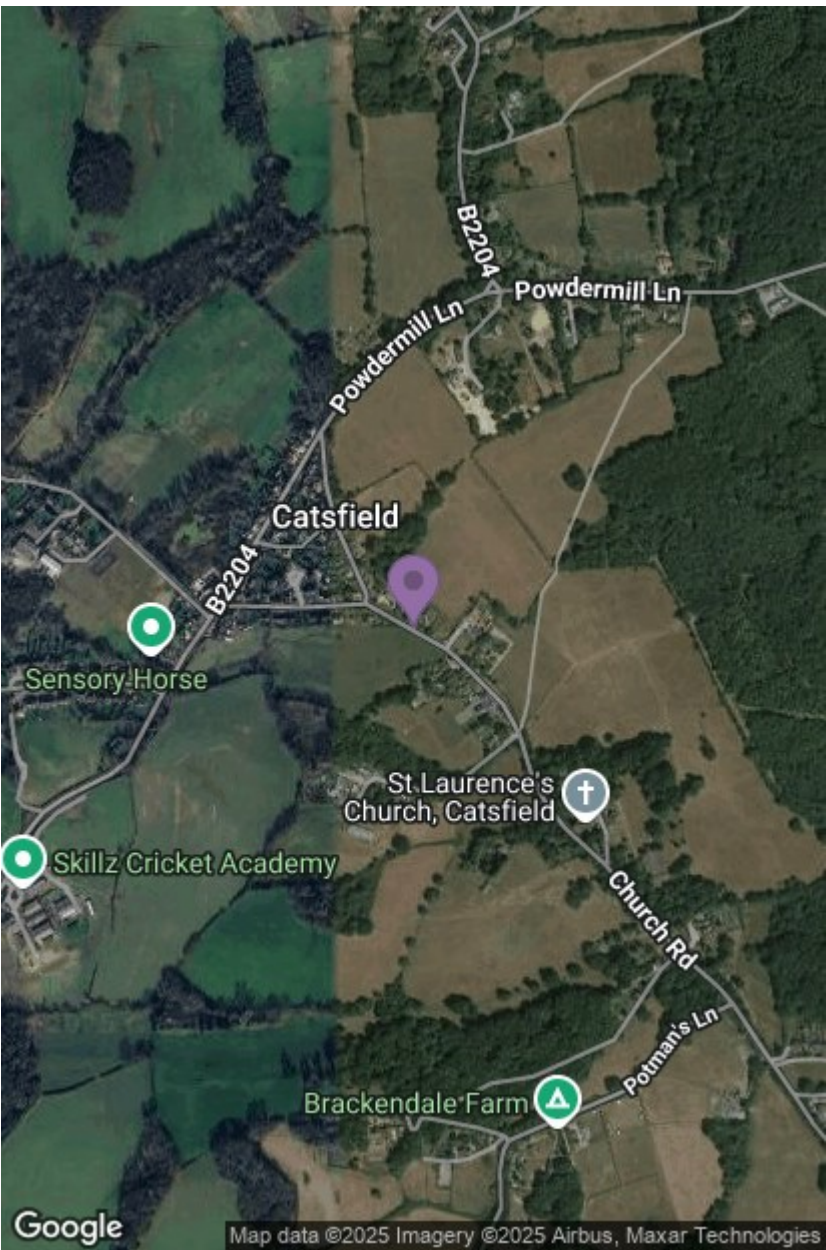
TOTAL FLOOR AREA : 1109 sq.ft. (103.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		45	
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales			
EU Directive 2002/91/EC			





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