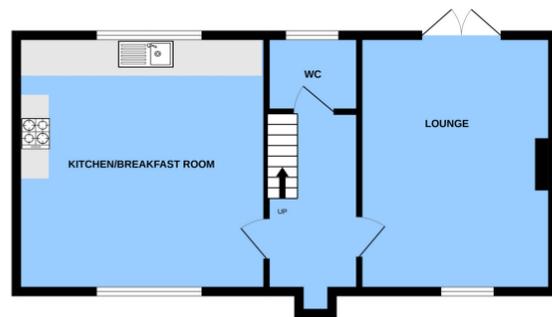
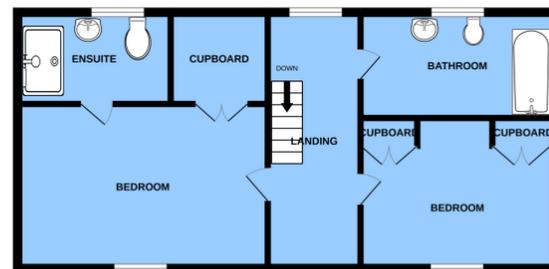


GROUND FLOOR



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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25 Frederick Thatcher Place, North Trade Road, Battle TN33 0HW **£399,950 freehold**

A two bedroom mid-terrace double fronted house that is set within the grounds of Frederick Thatcher Place benefiting from two parking spaces, a private area of garden and use of communal grounds.

- Mid-Terraced Cottage
- Private Garden
- Two Bedrooms
- Communal Gardens
- Large Living Room
- Two Parking Spaces
- Kitchen/Breakfast Room
- Close to Battle Town Centre

## Description

A spacious mid-terraced two bedroom double fronted house that offers well presented accommodation set out over two floors with gas central heating and double glazing. Many of the rooms enjoy a double aspect and the accommodation has been well maintained with a large living room, complete with stone fireplace, kitchen with ample space for a breakfast table and two first floor bedrooms, both with wardrobes and the main having an en-suite.

The property is set in an attractive courtyard and forms part of the development of the original Battle Hospital that was converted approximately twenty years ago. Number 25 forms part of a quadrangle that was built at the time and is set to the rear of the development with a private area of garden and use of communal grounds.

Note: We are advised there is a contribution towards the communal ground maintenance of £104.58 per month.

## Directions

From Battle High Street proceed in a northerly direction, at the roundabout by the fire station continue straight over on the North Trade Road travelling past Claverham Community College taking the second turning into Frederick Thatcher Place, then proceed round and under the second archway.

**THE ACCOMMODATION** comprises

## GROUND FLOOR

### COVERED PORCH

With outside light and double glazed door to

### RECEPTION HALL

11' x 5' 9" (3.35m x 1.75m) With stairs rising to first floor landing, under stairs cupboard, laminate flooring and door through to

### WC

5' 10" x 4' 10" (1.78m x 1.47m) With obscured window to rear and fitted with a white low level wc, pedestal wash hand basin.

## LIVING ROOM

15' 8" x 13' 10" (4.78m x 4.22m) A double aspect room with double glazed doors opening onto the garden, central Limestone fireplace with fitted electric fire.

## KITCHEN

15' 8" x 13' (4.78m x 3.96m) A double aspect room with laminate flooring throughout, coved ceiling, recessed lighting, fitted with a comprehensive range of wood fronted base and wall mounted cabinets incorporating cupboards and drawers with integrated dishwasher, washing machine, fridge and freezer. There is a fitted low level stainless steel oven and a four ring hob with extractor fan above. The work surface incorporates a one and a half bowl stainless steel sink with mixer tap and drainer, ample space for table and sofa.

## FIRST FLOOR LANDING

## BATHROOM

13' 10" x 5' 7" (4.22m x 1.70m) With obscured window to rear, part tiled and fitted with a white panelled bath with telephone style taps, low level wc, bidet and wash hand basin with shaver point to side.

## BEDROOM

13' 10" x 9' 8" (4.22m x 2.95m) Two double wardrobe cupboards and overhead storage.



## MASTER BEDROOM

13' x 11' 3" (3.96m x 3.43m) With window to front, large walk-in double wardrobe cupboard housing immersion tank and shelving.



## EN-SUITE

Obscured window to rear and fitted with a large tile enclosed shower with glazed screen, pedestal wash hand basin, low level wc, shaver point.

## OUTSIDE

The property is approached over a private road into a gravel courtyard area with two allocated car parking spaces. To The grounds to the front and rear of the development are for use of residents and there is ample visitor parking. The house also has a private area of garden that is fence enclosed mainly level, with a large area of decking and interspersed with established flower beds with an array of plants, shrubs and specimen trees. There is a pergola and to the corner, a large timber shed.



## COUNCIL TAX

Band D - £1768.62 2022/23

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## 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.