



23 Coppergate

• Hempstead

Price: Offers In Excess Of £275,000



23, Coppergate, , ME7 3QN

Offers In Excess Of £275,000

- RARELY AVAILABLE 1 BEDROOM SEMI DETACHED BUNGALOW
- POPULAR HEMPSTAD LOCATION!!
- DRIVEWAY FOR 1 CAR
- NO ONWARD CHAIN!!
- CONVENIENT POSITION FOR LOCAL SERVICES, AMENITIES AND PUBLIC TRANSPORT
- CONSERVATORY
- EPC RATING "D" & COUNCIL TAX BAND "C"
- GARDEN APPROX, 50'

Welcome to Coppergate, Hempstead - a charming bungalow nestled in a peaceful cul-de-sac location. This delightful property boasts 1 reception room, 1 bedroom, and 1 shower room, making it a cosy and inviting space to call home. With 555 sq ft of living space, this semi-detached bungalow offers a perfect blend of comfort and convenience.

Situated in a fantastic location, residents will enjoy easy access to the local "Co-Op" for all their grocery needs, a pharmacy for any essentials, and a hairdresser for those pampering sessions. Additionally, the property features parking for 1 vehicle, ensuring that you never have to worry about finding a spot after a long day.

Whether you're looking to downsize, searching for your first home, or seeking a peaceful retreat, this property presents a wonderful opportunity to embrace a relaxed lifestyle in a sought-after area. Don't miss out on the chance to make this lovely bungalow your own and enjoy all that it has to offer.

#### Entrance Hall

UPVc entrance door. Built in airing cupboard and storage cupboard. Radiator.

#### Shower Room

7'4" x 5'6" (2.24m x 1.70m)

Double glazed window to side, white suite comprising shower cubicle, mains shower unit, fitted wash hand basin, WC, radiator.

#### Kitchen

10'7" x 8'6" max (3.23m x 2.61m max)

Double glazed window to front, fitted kitchen comprising base and eye level units with work surfaces over. Built in electric oven and hob with extractor fan over. Radiator. Space and plumbing for washing machine and dish washer. Space for fridge/freezer. Cupboard housing "Baxi" boiler.

#### Lounge (Reception)

15'8" x 10'9" (4.78m x 3.28m)

Double glazed sliding patio doors to conservatory, radiator.

#### Bedroom

11'10" max x 8'7" max (3.62m max x 2.64m max)

Double glazed window to rear, built in wardrobe and cupboard, radiator.

#### Conservatory

9'3" x 7'1" (2.84m x 2.18m)

French doors leading to garden, radiator.

#### Garden

Approx. 50' in depth, mainly laid to lawn, flower and shrub borders. Side pedestrian access.

#### Exterior

Driveway providing off road parking for 1 car

#### NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

#### Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

#### Important Notice

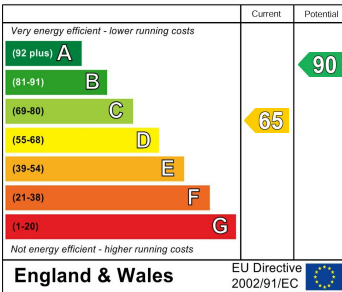
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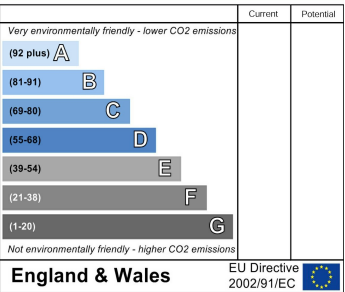
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



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GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.6 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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