



Coppice Court Kingsdown Close

Hempstead • Gillingham

Price: Asking Price £225,000



Coppice Court, Kingsdown Close, Hempstead, ME7 3TE
Asking Price £225,000

- ONE BEDROOM END TERRACE BUNGALOW
- WELL MAINTAINED
- GAS CENTRAL HEATING
- CLOSE TO HEMSTEAD VALLEY SHOPPING CENTRE
- COMMUNAL PARKING
- EMERGENCY PULL CORD SYSTEM
- SERVICE CHARGE APPROX £156.89 PCM
- CHAIN FREE
- FREEHOLD
- EPC RATING: D

Rarely available one bedroom end terrace bungalow located just minutes from Hempstead Valley shopping centre. The property benefits from generous size rooms and has been well maintained throughout.

EPC Rating: D

Entrance Hall

7'4" x 9'1" (2.25m x 2.78m)

Entrance door to front, large storage cupboard.

Kitchen

10'0" x 11'1" (3.07m x 3.39m)

Double glazed windows to front and side. Base and eye level units, base level sink and hob. Low level oven. boiler.

Lounge

12'0" x 14'6" (3.66m x 4.44m)

Square bay with double glazed windows to rear.

Bedroom

10'7" x 14'8" (3.24m x 4.48m)

Double glazed window to rear, large storage cupboard.

Bathroom

6'9" x 6'10" (2.07m x 2.09m)

Double glazed window to front, low level WC, base level hand wash basin, walk in bath/shower.

Service Charge

Approx: £156 per calendar month.

Ground Rent: None.

Important Notice

Harrisons Residential, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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

NB

HARRISONS RESIDENTIAL recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigge 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.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (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 |

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TOTAL APPROX. FLOOR AREA 617 SQ.FT. (57.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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