

01634 379 799

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10 Coppergate

Hempstead • Gillingham

Price: Price Range £400,000





10, Coppergate, Hempstead, ME7 3QN

Price Range £400,000

- EXTENDED 2 BEDROOM SEMI DETACHED BUNGALOW IN HEMPSTEAD LOCATION
- PRICE RANGE £400,000 TO £425,000
- NO ONWARD CHAIN!!
- GARAGE AND DRIVEWAY
- LOUNGE & DINING AREAS
- WELL MAINTAINED REAR GARDEN
- APPROX. 846 SQ FT OF LIVING ACCOMMODATION
- CUL-DE-SAC POSITION, IDEALLY LOCATED FOR LOCAL CONVENIENCE STORE
- ELECTRIC CAR CHARGING POINT

\* PRICE RANGE £400,000 TO £425,000 \*

Nestled in the charming area of Coppergate, Hempstead, Gillingham, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 846 square feet, the property features a well-appointed reception room that provides a warm and inviting space for relaxation and entertaining.

The bungalow boasts two spacious bedrooms, ideal for a small family or those seeking a guest room or home office. The layout is thoughtfully designed to maximise space and natural light, creating a welcoming atmosphere throughout. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the parking space available for two vehicles, providing added convenience in this desirable location. The surrounding area is known for its friendly community and accessibility to local amenities, making it an excellent choice for those looking to settle in a peaceful yet connected neighbourhood.

This semi-detached bungalow is not just a house; it is a place where you can create lasting memories. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to enjoy comfortable living in a sought-after area. Do not miss the chance to make this charming bungalow your new home.

**Entrance hall**

**Lounge**

16'8" x 13'8" (5.10 x 4.19)

Patio doors to garden, radiator, electric fire, "Tado" thermostat.

**Dining room**

9'8" x 8'3" (2.95 x 2.54)

Double glazed window to rear, Radiator

**Kitchen**

16'8" x 9'0" (5.10 x 2.75)

Double glazed window to rear, Built in oven, white wall and base units. dishwasher, space for washing machine and low level fridge and freezer.

**Lobby**

**Toilet**

5'11" x 4'4" (1.82 x 1.34)

Double glazed window to side, Toilet and wash hand basin.

**Shower Room**

6'5" x 4'4" (1.96 x 1.34)

Double glazed window to side, Shower not currently in use so room used for storage. (agent unsure if shower works)

**Bedroom 1**

15'1" x 9'3" (4.62 x 2.82)

Double glazed window to front, Sliding mirrored wardrobes, radiator.

**Bedroom 2**

11'11" x 8'8" (3.65 x 2.65)

Double glazed window to front, Sliding mirrored wardrobes, radiator.

**Shower Room**

7'0" x 8'3" (2.15 x 2.54)

Double glazed window to side, Low level wc, Pedestal wash hand basin, walk in shower.

**Rear Garden**

Mostly laid to lawn with some well established shrubs, small courtyard style patio area, brick built storage shed with power and light.

**Garage**

Detached garage with power and light with a EV charging point attached to the outside.

**AML Charges**

Should a purchaser(s) have an offer accepted on a property marketed by Harrison's Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

**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**

Harrison's Reeve, 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 Harrison's Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

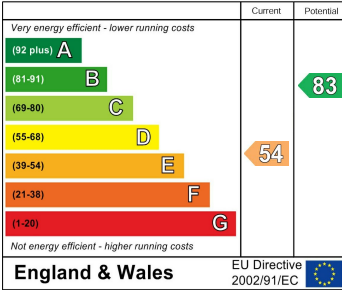
**NB**

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

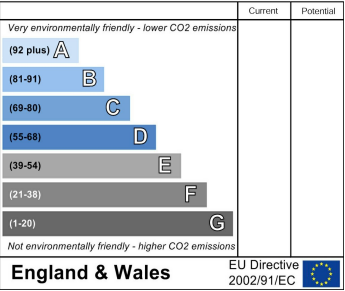




Energy Efficiency Rating

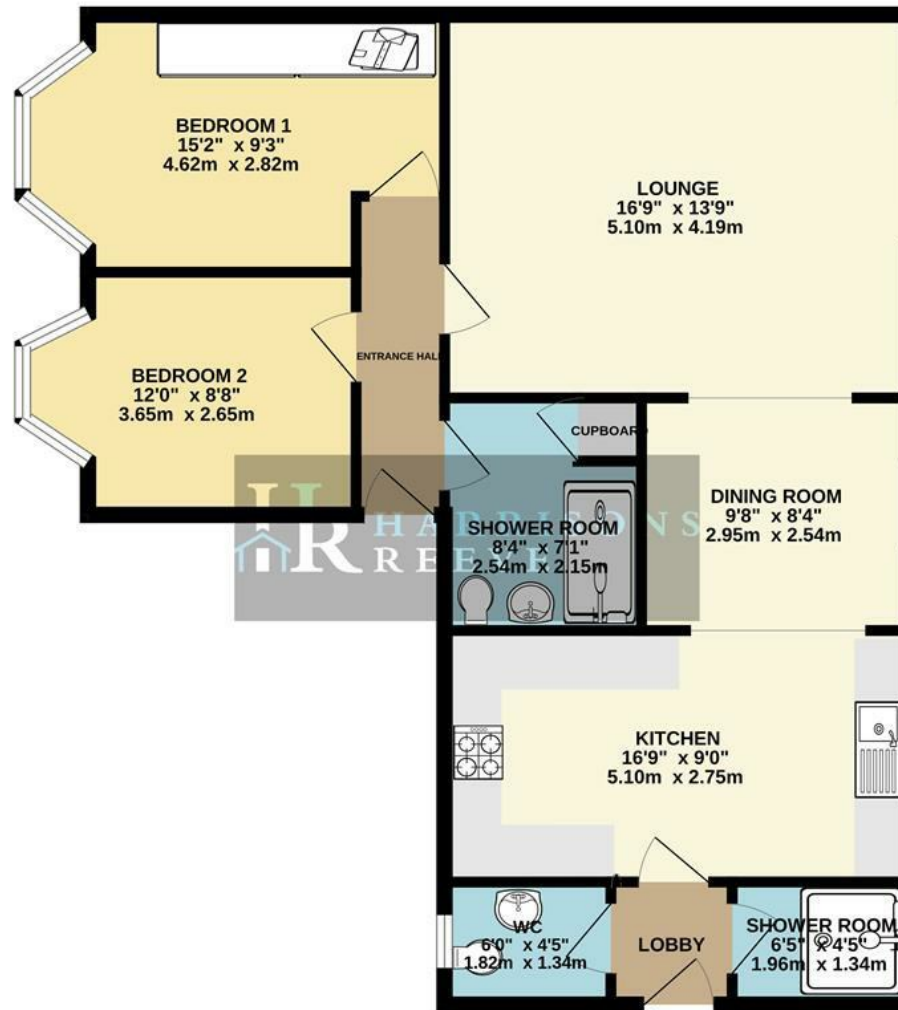


Environmental Impact (CO<sub>2</sub>) Rating



**Harrisons Reeve Harrisons Reeve Office**  
35 High Street, Rainham, Gillingham, Kent, ME8 7HS  
medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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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