



54 High Street Kimpton, SG4 8RN

This desirable first floor 'freehold coach house' was constructed in 2018, is presented to a good standard with an excellent specification and quietly situated in a small close approached down the side of 'The Wick', just a short walk to the village store and pub. CHAIN FREE.

Guide price £275,000

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- A freehold first floor 'coach house'
- Kitchen fitted with fridge/freezer, washer/dryer, dishwasher, oven and induction hob.
- Private parking space for one vehicle and walk in secure storage to rear for bikes etc
- Modern electric boiler supplies radiators and domestic hot water
- Modern fitted bathroom suite
- The village has both primary and preschools, together with an excellent Budgens/post office, friendly village pub and coffee shop
- Photo voltaic solar panels
- Spacious double bedroom
- There is a service charge of which your share is £210 per annum

GROUND FLOOR

Entrance Lobby (with staircase to first floor)

Rear built-in store room

FIRST FLOOR

Landing/Study Area

Kitchen/Living Room

19'10 x 12'9 (6.05m x 3.89m)

Bedroom

12'7 x 12'2 (3.84m x 3.71m)

Bathroom

EXTERNALLY

Private Parking Space (to side)



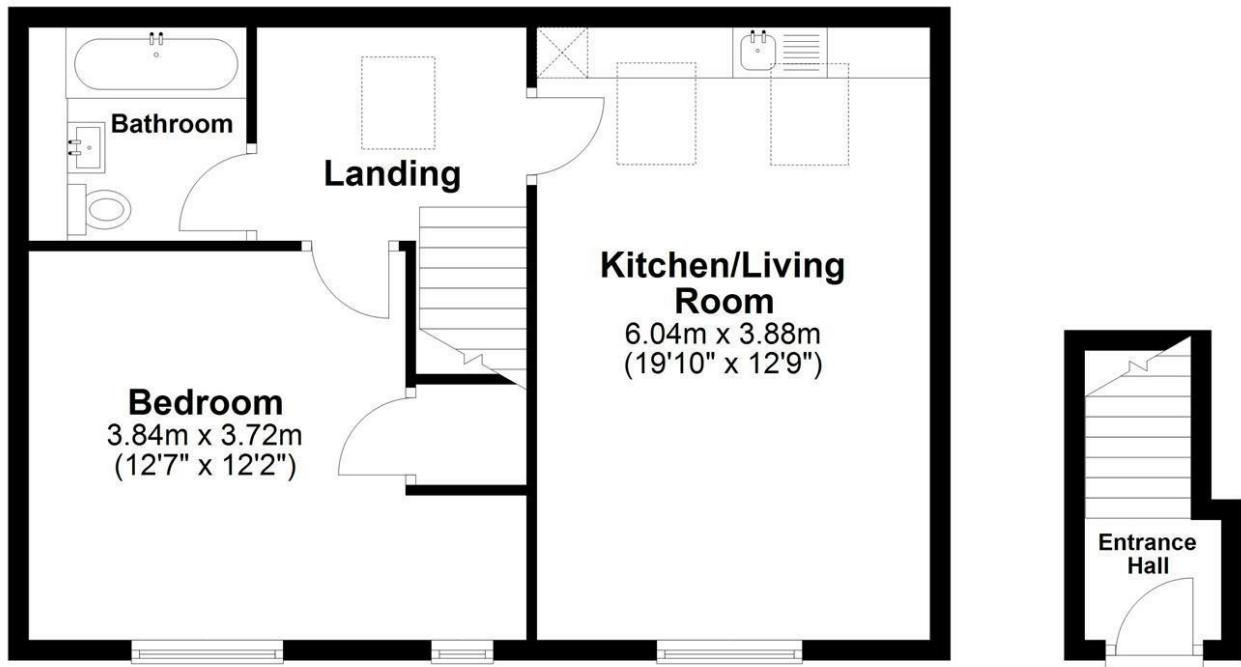
Directions



Floor Plan

First Floor

Approx. 57.0 sq. metres (613.7 sq. feet)



Total area: approx. 57.0 sq. metres (613.7 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	90	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
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			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
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