



Charming property with great investment & live/work opportunity

7-8 Market Hill, Coggeshall, Colchester

Guide £450,000 Freehold





Ground floor commercial premises • character first floor apartment • perfect village location 3 miles from Kelvedon station • commuter community bus • private garden

#### Local Information

A120 access: 0.7 miles;  
Kelvedon: 3 miles (London Liverpool Street from 51 minutes);  
A12 access at Kelvedon;  
Colchester: 10 miles; Chelmsford city: 17 miles. All distances approximate.

The property is situated in the Conservation Area within the centre of the historic village of Coggeshall.

Coggeshall is a picturesque medieval market town with a good range of shops, pubs and eateries, and has a primary and secondary school.

Further shopping, educational and recreational facilities can be found at Colchester, Braintree or Chelmsford city.

For the commuter there is a railway station at Kelvedon to London Liverpool Street and there are access points on to the A12 at Kelvedon and to the A120 to the north of the village. The A120 dual carriageway links Coggeshall to the M11.

#### About this property

An exciting opportunity to acquire a one bedroom period conversion and ground floor commercial premises in the heart of this attractive market town. The Grade II Listed property offers a wide range of opportunities and enjoys an east facing garden with a timber-framed storage building.

To the ground floor is a commercial premises currently run as a nail salon comprising a reception/shop area, treatment room, utility area and a cloakroom.

To the first floor is a charming one bedroom period apartment comprising sitting room with exposed timbers, red-brick fireplace and twin sash windows overlooking the attractive town square. To the rear of the building is the kitchen fitted with a range of units and appliances, in keeping with its period. There is a bathroom and a double bedroom. The apartment has been beautifully decorated in neutral tones throughout and a central landing descends to the shop floor.

#### Outside

The property enjoys a pretty east facing, partly walled courtyard garden, with a useful timber workshop with power.

#### Services

All mains services connected.

#### Local Authority

Braintree District Council.

#### Council Tax

Band = A

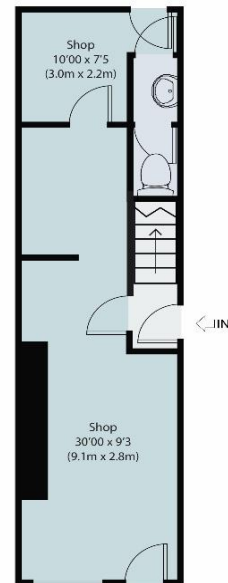
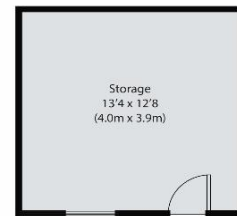
#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.  
Telephone: 01245 293 233.









Ground Floor



First Floor

Approximate Gross Internal Area  
Main Building 895 sq ft (83 sq m)  
Outbuilding 170 sq ft (16 sq m)  
Total 1065 sq ft (99 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.savills.co.uk

