

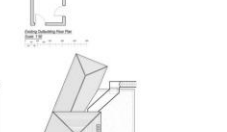


New Writtle Street | | Chelmsford | CM2 0RZ

£500,000

A chance to purchase this freehold public house. The Bird in Hand is situated within half a mile of Chelmsford High Street and within close proximity of Essex County Cricket Ground. Consisting of three first floor bedrooms, bathroom and lounge as well as ground floor bar/games area, further bar, kitchen and male and female wc, while the outside offers a garden and parking area.

- Freehold public house
- Three bedrooms
- Bathroom
- Living room
- City centre location



Property Description

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GROUND FLOOR PUBLIC AREA

BAR/GAMES ROOM

28' 6" x 9' 10" (8.7m x 3m) Max measurments Double doors and door to pub garden and car park, windows to rear, seating and games area, door to lobby and double doors to further front bar area.

BAR AREA

27' 10" x 9' 10" (8.5m x 3m) Max measurments Double door entrance, bay window area, central servery/bar, further entrance door.

LOBBY

Access to both bar and bar/games room, access to pub kitchen and WC.

PUB KITCHEN

6' 6" x 6' 6" (2m x 2m) Kitchen used for food preparation for customers. Further kitchen to first floor for living quarters.

MALE WC

6' 6" x 8' 2" (2m x 2.5m) Maximum measurments WC and wash facilities.

FEMALE WC

6' 6" x 6' 6" (2m x 2m) WC and wash facilities.

FIST FLOOR LIVING ACCOMODATION

BEDROOM 1

13' 1" x 4' 11" (4mm x 1.5m) Windows to front.

BEDROOM 2

8' 2" x 6' 6" (2.5m x 2m) Window to side.

LIVING ROOM

8' 2" x 9' 10" (2.5m x 3m) measured into bay window Bay window to front.

BEDROOM 3

3' 11" x 8' 2" (1.2m x 2.5m) Window to side.

KITCHEN

6' 6" x 3' 3" (2m x 1m) Door to fire escape leading to car park, window to rear, roll edged work surface, space for appliances, single drainer sink unit.

BATHROOM

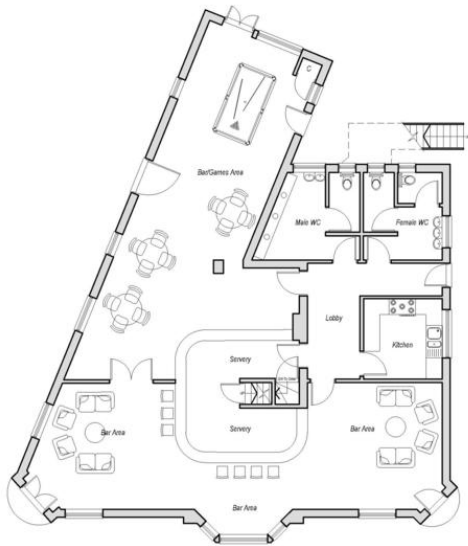
Panelled bath, WC, wash hand basin.

OUTSIDE

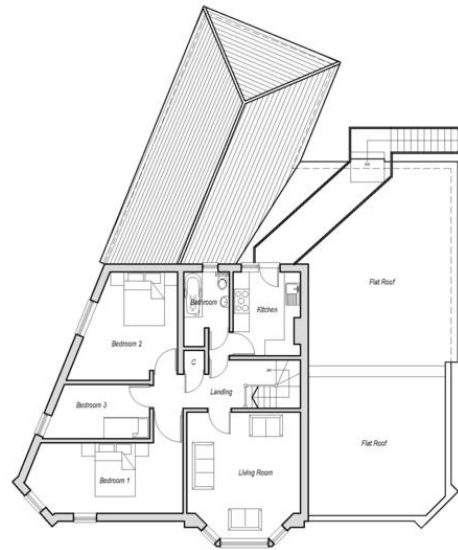
To the outside there is customer parking and a garden.

Agents Note:

The property is being marketed solely with the intention of selling as a Public House and the seller will not consider any offers with a view of potential development.



Existing Ground Floor Plan
Scale: 1:100



Existing First Floor Plan
Scale: 1:100

Tenure

Freehold

Council Tax Band

Viewing Arrangements

Strictly by appointment

Contact Details

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EPC - TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements