



## 7 Market Hill, Coggeshall, Coggeshall Colchester, Essex, CO6 1TS

£400,000

- PART COMMERCIAL
- Centre of Coggeshall
- Garden
- Viewing highly recommended
- Currently a well established nail bar
- Workshop to the rear
- Ideal work/home live balance
- Immaculate first floor apartment
- No onward chain



## 7 Market Hill, Coggeshall Colchester CO6 1TS

A rare opportunity to purchase this Grade Two one bedroom luxury flat above a separate ground floor commercial premises. The property currently runs as a successful nail bar with reception area, treatment room, utility area and a cloakroom which allows the commercial side to be run independently. The flat is access via private front door, lounge, kitchen, double bedroom and luxury bathroom. To the rear there is an enclosed private garden and wooden workshop/storage. The property is offered with no onward chain



Council Tax Band:



#### Entrance to side of property

entrance door to lobby with stairs leading to first floor, door to :-

#### Lounge

16'8" x 13'9"

Two glazed windows to front aspect with wooden shutters, exposed beams to walls and ceiling, wood flooring, radiator

#### Bedroom

10'9" x 7'10"

Glazed window to side aspect, radiator, exposed beams.

#### Kitchen

9'10" x 7'6"

Glazed sash window to rear aspect, exposed beams, open units and shelving, plumber for washing machine or dishwasher, Aga, exposed brickwork

#### Bathroom

6'6" x 5'4"

Glazed window to side aspect, freestanding roll top bath, high level WC, wash hand basin, heated towel rail,

#### Downstairs Commercial Unit

Separate entrance from street leading to

#### Reception/Shop area

29'10" x 9'2"

Glazed window to front aspect, exposed beams, tilted floor to compliment

#### Utility Room

9'10" 7'6"

Glazed window to rear aspect, plumbed for washing machine, exposed beams and brickwork.

#### Cloakroom

Glazed window to side aspect, low level WC, wash hand basin.

#### Rear Garden

To the rear of the property there is an enclosed rear garden comprises of a patio area and shrubs.

#### Workshop/Storage

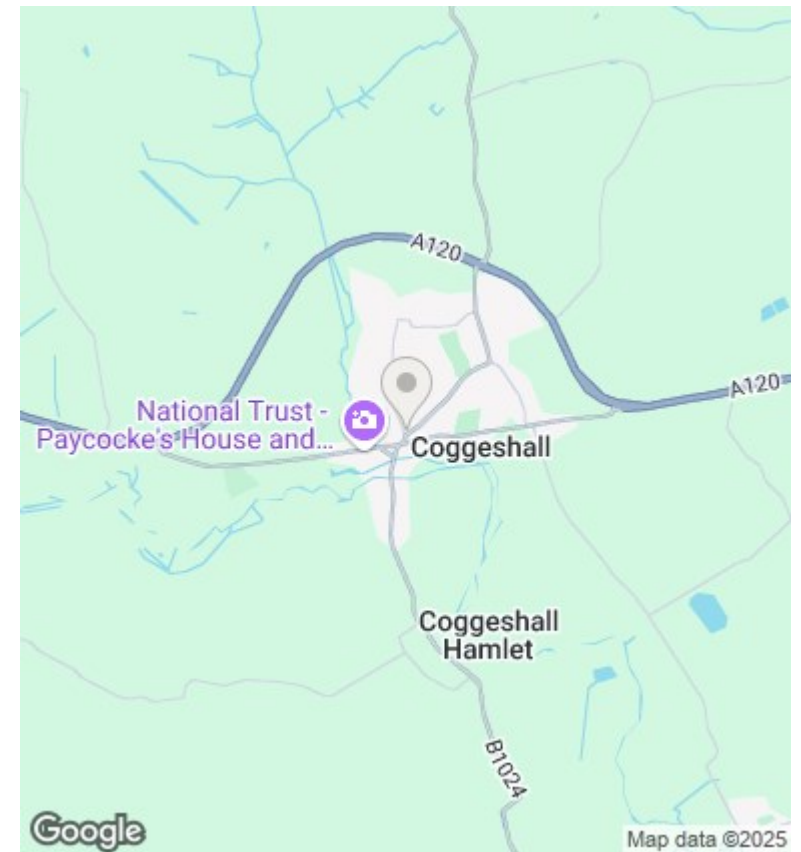
13'1" x 12'9"

Timber framed workshop with power and light connected









## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band