

Chapel House , Chapel Road, Fingringhoe, Colchester, CO5 7AG



**Freehold**

Guide Price

**£325,000**

Subject to contract

**Change of use to convert to  
Residential dwelling**





This former Methodist chapel has planning permission granted for change of use to residential under application number: 202755

# Some details

## General information

An opportunity to acquire this former Methodist Chapel which has been granted planning permission for a change of use to residential under planning application number: 202755, details of which can be viewed on the Colchester Borough Council planning portal.

The building is located on a good size overall plot with large frontage and open aspect views to the front. We understand that all mains services are connected to the property which provides a perfect opportunity for a purchaser to create their own dream home.

At present the accommodation is laid out as follows, door into entrance hall which has doors on both sides to WCs as well as French doors leading into the main hall. The main hall has a fireplace on each side and numerous windows, four radiators and two doors leading onto the kitchen which has a wall mounted boiler, work surface with inset single sink and double drainer, integrated oven, radiator and door to the rear.

### Entrance hall

9' 3" x 7' 7" (2.82m x 2.31m)

### WC one

7' 7" x 5' 3" (2.31m x 1.6m)

### WC two

7' 7" x 6' 8" (2.31m x 2.03m)

### Main hall

30' 5" x 21' 6" (9.27m x 6.55m)

### Kitchen

22' 4" x 10' 0" (6.81m x 3.05m)

### Out building

8' 7" x 5' 1" (2.62m x 1.55m)

## Outside

The property is positioned set back from the road with a large frontage, mostly laid to shingle providing ample off road parking. There are a flower beds to the front with access leading down both sides of the property to the rear.

To the rear of the property there is a concrete area and lawned garden beyond, the garden extends to approx. 40ft in depth.

## Location

The property is situated in the popular village of Fingringhoe to the south of Colchester's town centre. Fingringhoe has a primary school, public house, nature reserve with on site café and bus services leading back to Colchester. In the nearby village of Langenhoe there is a community shop, Colchester town centre is approximately 4 miles from the property with a wide range of shopping and leisure facilities, bars, restaurants and the newly refurbished Mercury Theatre.

## Important information

Council Tax Band - tbc

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - exempt

Our ref – JBG

## Agents note

We understand that the name stones set into the external walls of the property must be retained somewhere within the building when converted

We have been advised that there is a unilateral undertaking on the property which is likely to be approximately £3,000 per bedroom.

## Directions

Proceed out of Colchester along Military Road, approaching the cross road continue onto Old Heath Road towards Fingringhoe. Upon reaching the centre of the village, turn right and proceed up the hill onto Chapel Road where the property can be located on the left hand side.

## Further information

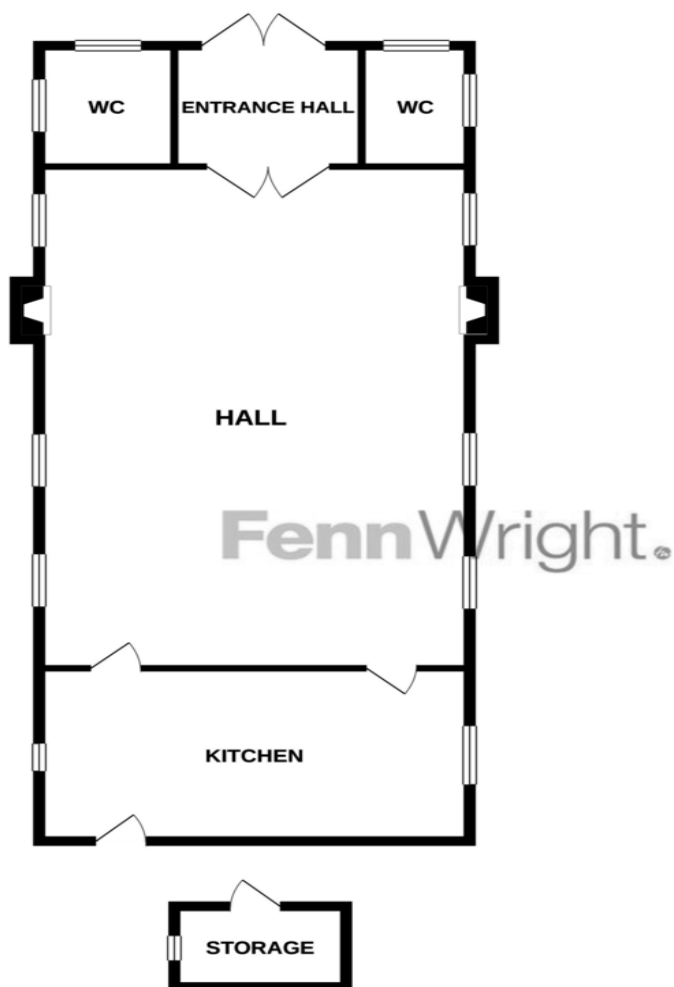
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

To make an appointment to view this property please call us on 01206 763 388.

GROUND FLOOR



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To find out more or book a viewing

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