



OLD HEATH ROAD, COLCHESTER, ESSEX, CO2

GUIDE PRICE £270,000





Ezremove are delighted to offer for Sale a detached property divided into a Café with class E usage on the ground floor and a two-bedroom flat above currently renting out at £875pcm. The Café is approximately 770 square feet and is divided into the main restaurant/service area, preparation room/service area and second preparation area.

GROUND FLOOR CAFE

MAIN RESTAURANT / SERVICE AREA

30' 10" x 12' 8" (9.4m x 3.86m) Large double glazed window to the front, seating area, service counter, door to side passage and customer wc, gas central heating, air conditioning.

PREPARATION ROOM / COOKING AREA

12' 10" x 12' 3" (3.91m x 3.73m) UPVC double glazed window to the side, sink area, door leading to

SECOND PREPARATION AREA

14' 10" x 14' 1" (4.52m x 4.29m) Steps leading into lobby area with door to the cold room/ refrigerator, further storage cupboard, 6.4 x 6.3



LEAN TO STORAGE ROOM

16' 1" x 8' 5" (4.9m x 2.57m) UPVC double glazed window to the rear, door leading to rear patio and garden.

FIRST FLOOR FLAT

ENTRANCE HALL

UPVC double glazed door into

STAIRS

UPVC double glazed window to the rear, fitted carpet.



LIVING ROOM

27' 57" x 13' 56" (9.68m x 5.38m) UPVC double glazed windows to the rear, 2 x radiators, wooden flooring.

KITCHEN

Eye level and base units with over worktop, inset stainless steel sink, freestanding oven, freestanding fridge/freezer, breakfast bar, wooden flooring.

BEDROOM ONE

14' 54" x 9' 50" (5.64m x 4.01m) UPVC double glazed window to the front, 1 x radiator, fitted carpet.



BEDROOM TWO

10' 28" x 6' 97" (3.76m x 4.29m) UPVC double glazed window to the front, 1 x radiator, fitted carpet.

BATHROOM

8' 46" x 6' 44" (3.61m x 2.95m) UPVC double glazed window to the side, bath with over shower, vanity hand wash basin, low level wc, 1 x radiator, laminate flooring.

HALLWAY

Storage cupboard, wooden flooring.

PARKING

Driveway for one vehicle.



