



6 The Green, Writtle, Chelmsford, CM1 3DU

Asking Price - £650,000

- **Detached Shop and First Floor Accommodation**
- **Two Offices within the Shop along with Kitchen, Storeroom and WC**
- **Residential Lounge/Diner, Kitchen WC, Four Bedrooms and Bathroom**
- **30` Garage**
- **Walled Garden**
- **Overlooking Village Green**
- **Full Vacant Possession**

Accommodation

The property comprises the following approximate Nett internal areas:

Ground Floor Shop	1,154 sq.ft
Ground Floor Residential	572 sq.ft
First Floor Residential	698 sq.ft
Total:	2,424 sq.ft (225.2 sq.m)



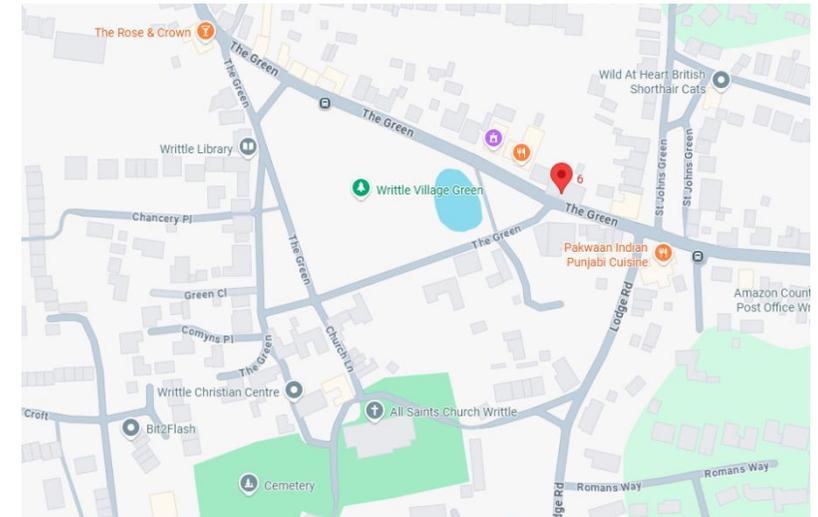
Location and Description

The property is located in Writtle village, overlooking Writtle Green, approximately 1 mile west of Chelmsford City Centre in Essex.

The property is detached and we understand the main part dates back to 1868. It comprises ground floor retail / office accommodation with self-contained four-bedroom two storey duplex maisonette and private garden.

The property benefits from glazed shop front accessing open plan accommodation with kitchen, WC and store. There is laminate flooring, suspended ceilings with insect LED lighting and air conditioning units. The flat comprises lounge / dining room, kitchen, bathroom, separate WC and four bedrooms. Outside there is a walled garden to the back and lean to garage.

Location Plan



Town Planning

The property has Retail Use and is considered for a range of commercial uses subject to planning. Interested parties should make their own investigations with Chelmsford City Council on 01245 606606.

Rateable Value

The ground floor shop appears in the Valuation List with a Rateable Value of £13,750 and the residential flat falls under Council Tax Band C.

Asking Price

The Freehold is available at an asking price of **£650,000**

VAT

The property is not subject to VAT.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

EPC

The commercial element of property requires reassessment for an EPC and the residential flat benefits from a rating of E47.

Energy rating and score

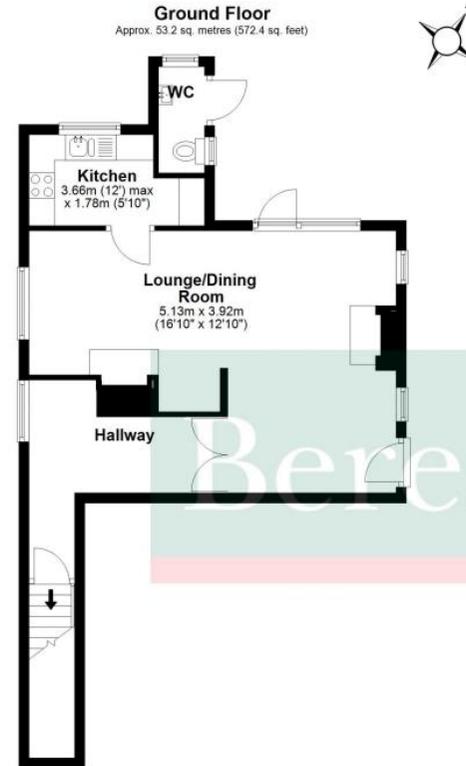
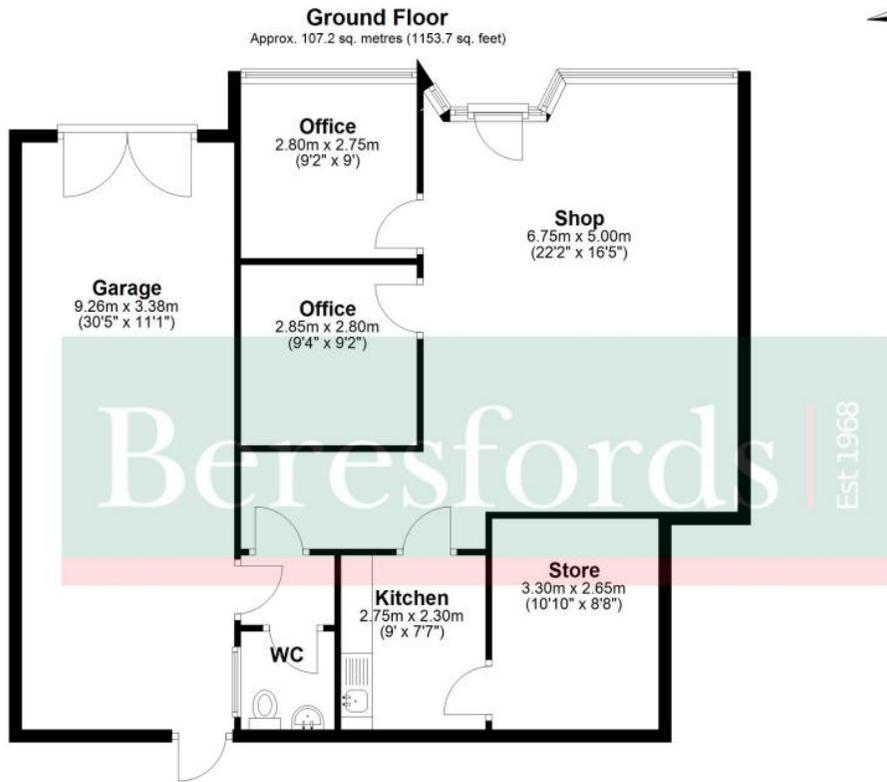
This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		







Total area: approx. 107.2 sq. metres (1153.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Total area: approx. 118.0 sq. metres (1270.1 sq. feet)

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