

Colchester

'Cosgrove Lodge Day Nursery', 79 Halstead Road, Essex CO3 9AD

- **A Freehold Attractive Day Nursery**
- Built in Mid 19th Century
- Formerly an Eight Bedroom Family House
- Site Area Approximately 0.127 Hectares (0.313 Acres)

Vacant Possession



Stained Glass Windows



NB. The plan is for identification only. © Crown Copyright, ES 100004106

To View

The property will be open for viewing on Saturday 15th March between 11.00 – 11.30 a.m.

Seller's Solicitor

Messrs Martin Elliott Solicitors
(Ref: Martin Elliott).
Tel: (01206) 767112.
Email: info@martinelliott.com

VACANT – Freehold Nursery



Tenure

Freehold.

Location

Cosgrove Lodge is located on the north side of Halstead Road at its junction with King Coel Road. Local shops and amenities are available along nearby London Road (A1124) with the further and more extensive facilities of Colchester town centre being available approximately 3 miles to the east. The nearby A12 is easily accessible and provides direct access to London via Chelmsford and the M25 Motorway.

Description

The property comprises a detached building arranged over ground and first floors beneath a pitched roof. The property benefits from surrounding gardens and off-street parking. The building has most recently been used as a day nursery and was previously an eight bedroom family house.

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor.

We understand the property provides:

Ground Floor

Room 1 – 5.30 m x 4.20 m
Garden Room – 3.0 m x 2.40 m
Room 2/3 – 4.20 m x 4.30 m/5.30 m x 4.30 m
Dining Room – 4.40 m x 4.20 m
Kitchen – 4.50 m x 3.25 m
Boiler Room – 3.30 m x 2.30 m
Toilets/Sluice – 2.60 m x 2.19 m/3.0 m x 1.60 m
Large Parquet Hall – 20' 6" x 9' 6"
Large Dry Cellar

First Floor

Spacious Landing
Room 1 – 4.30 m x 4.70 m
Room 2 – 3.40 m x 3.0 m
Room 3/4 – 4.30 m x 4.30 m/4.20 m x 4.30 m
Room 5 – 4.90 m x 4.30 m
Room 6 (Toilets) – 3.00 m x 3.30 m
Room 7 – 4.50 m x 2.50 m
Bathroom – 2.60 m x 2.40 m
Small Toilet Room

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Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.