



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

1 ENDCOT, UPPER STREET, STRATFORD ST. MARY,  
COLCHESTER, ESSEX, CO7 6JW  
ASKING PRICE OF £225,000







## INTRODUCTION

This attractive one bedroom cottage in the desired village of Stratford St Mary benefits from off-road parking for two cars, a circa 180 ft garden (sts) and an abundance of living space. The property also benefits from being within walking distance to a range of pubs and restaurants, a primary and pre-school and a number of delightful walks from the village into the surrounding countryside. We highly recommend a viewing.





## INFORMATION

Built of brick construction with rendered elevations under a tiled roof, UPVC Double glazed windows and doors throughout, heating via electric storage heaters throughout, hot water via cylinder on the first floor airing cupboard, mains drainage, 506 sq ft of living accommodation.

## SERVICES

Mains water, electric and drainage are connected to the property, Local Babergh District Council contact 0300 123 4000 - Council Tax Band - B. Energy Performance Rating - E. Ultrafast broadband available via Openreach, County Broadband and Gigaclear ([www.ofcom.org.uk](http://www.ofcom.org.uk)). 5G mobile phone coverage via EE, O2, Vodafone and Three ([www.ofcom.org.uk](http://www.ofcom.org.uk)). Check the flood risk in this area via - [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

## STRATFORD ST MARY

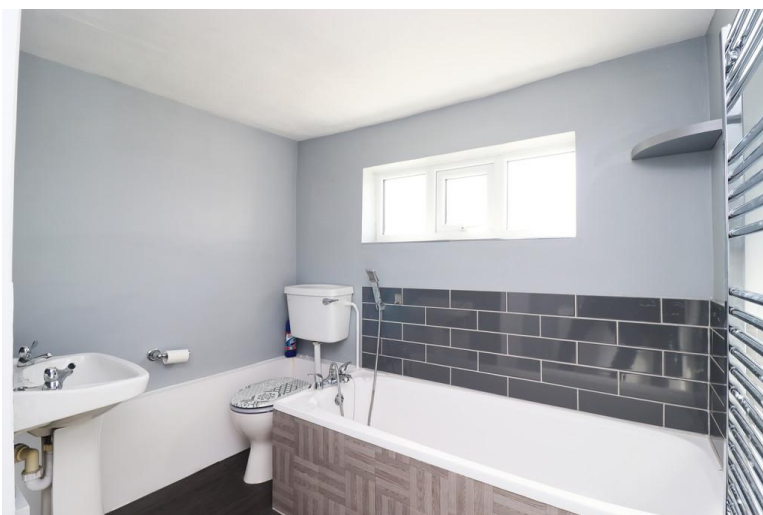
situated mid-way between the major towns of Colchester and Ipswich with an excellent range of shopping and transport. Main line railway station in Colchester provides an extensive service to London Liverpool Street. The village has its own Farm Shop and restaurant, petrol station with village stores and post office, a good selection of pubs and restaurants some of which have undergone recent renovations (we highly recommend a visit!). Being situated in the heart of the Dedham Vale there are many delightful walks from the village into the surrounding countryside. Local facilities include primary and pre-school education, parish church and many groups and organisations. Catchment for East Bergholt High School, independent schools in Colchester and Ipswich.

## DIRECTIONS

from the A12 heading North take the Stratford St Mary/Dedham junction and turn right onto Upper Street. Continue for just under half a mile where the property can be found on the left hand side with off-road parking to the left side of the property.

## PARKING AND ACCESS

From the Eastern side of No.1 Encot both No.1 & 2 share a joint access point (shaded purple on the overhead pictures) this area is for access only and is not to be parked on or blocked at any time. Parking for No.1 Encot is directly to the South of the access and for No.2 Parking is within the rear garden.



## **ACCOMMODATION Over two floors:**

On the ground floor:

### **REAR PORCH 4'07 x 3'01**

via a part glazed door to the rear of the property, window to the rear, door into the:

### **WC 5'04 x 3'01**

Not operational, Window to the rear, WC

### **KITCHEN 11'07 x 5'05**

Window to the rear, electric storage heater, stainless steel sink unit, a range of floor and wall units, electric oven with hobs, space for fridge/ freezer, understairs storage cupboard, door into the:

### **SITTING ROOM 14'08 x 11'02**

Window to the front, electric storage radiator, brick fireplace, UPVC front door accessed via the front of the property, staircase ascending to the:

## **FIRST FLOOR**

### **LANDING**

7'09 x 6'08 (including staircase) Window to the rear, loft access, door to the bedroom and into the:

### **BATHROOM 7'09 x 7'07**

Window to the rear, electric storage radiator, electric heated towel rail, airing cupboard, bath with overhead shower, WC, wash basin

### **BEDROOM 14'09 x 8'10**

Window to the front, electric storage radiator, small built-in cupboards

## **OUTSIDE**

The property benefits from having off-road parking to the rear shared with the adjoining property. The back garden taking in a southerly aspect stretches some 180 ft in length (sts) being mainly laid to lawn, a 3 foot picket fence marks the boundary to the neighboring property with a 6 foot panel fence marks the boundary to the rear. A small shed can be found half way down the garden, an established spruce tree can also be found at the bottom of the garden.

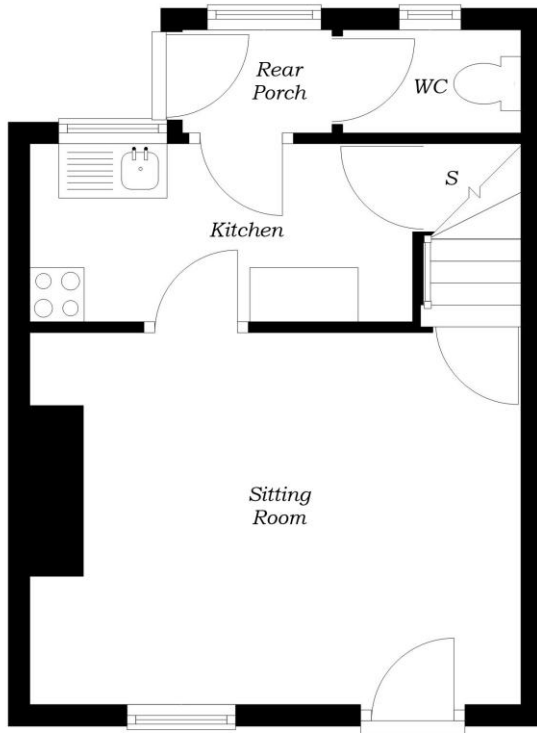




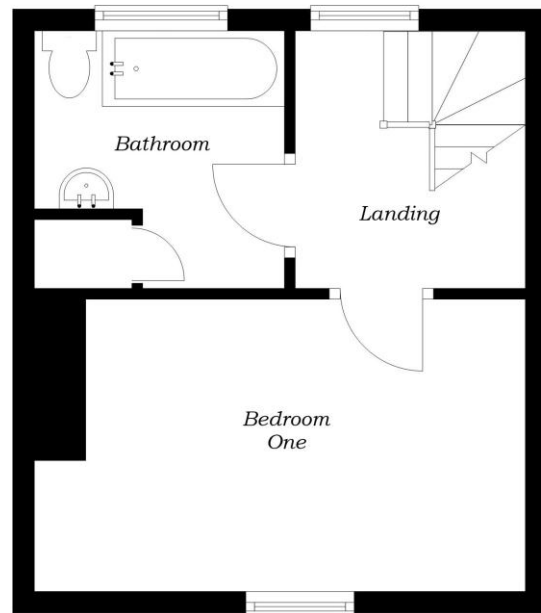
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Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		