



Grier & Partners
— LAND AND ESTATE AGENTS —

2 ENDCOT, UPPER STREET, STRATFORD ST. MARY,
COLCHESTER, ESSEX, CO7 6JW
ASKING PRICE OF £365,000





INTRODUCTION

This three bedroom semi-detached cottage located within the charming Suffolk/Essex border village of Stratford St Mary, offers flexible ground floor accommodation alongside a 180ft (sts) rear garden taking in a South facing aspect. With extensive potential for adaptation/extension to a buyers requirements we highly recommend a viewing of this characterful village home.

No-Onward Chain



INFORMATION

Built of brick construction with rendered elevations under a tiled roof, later extension to provide extra space for the kitchen and rear porch, UPVC Double glazed windows and doors throughout with wooden internal doors, heating via oil fired boiler to radiators throughout, hot water via cylinder in the first floor airing cupboard, mains drainage, 947 sq ft of living accommodation.

SERVICES

Mains water, electric and drainage are connected to the property, heating is provided via an oil fired boiler to radiators throughout, 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). 5G mobile phone coverage via EE, O2, Vodafone and Three (www.ofcom.org.uk). Check the flood risk in this area via - 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.





ACCOMMODATION OVER TWO FLOORS:

On the ground floor:

REAR PORCH

10' 09" x 6' 09" (3.28m x 2.06m) Windows to rear and side, two storage cupboards, door into the:

KITCHEN

10' 08" x 10' 02" (3.25m x 3.1m) Window to rear, door to staircase, radiator, stainless steel sink unit, floor mounted oil boiler, base and wall mounted units, space for fridge/freezer, dishwasher and oven, door into the:

SITTING ROOM

17' 00" x 10' 07" (5.18m x 3.23m) Window and part glazed door to the front accessed via the footpath on Upper Street, radiators, under stairs storage cupboard, feature brick fireplace, door into the kitchen and the:

DINING ROOM

16' 10" x 10' 03" (5.13m x 3.12m) Windows to front and rear, radiators, feature brick fireplace

ON THE FIRST FLOOR

BEDROOM ONE

10' 07" x 9' 08" (3.23m x 2.95m) Window to front, radiator, built in wardrobe

BEDROOM TWO

10' 07" x 9' 08" (3.23m x 2.95m) Window to front, radiator

BEDROOM THREE

8' 09" x 6' 10" (2.67m x 2.08m) Window to front, radiator, built in wardrobe

BATHROOM

7' 10" x 6' 11" (2.39m x 2.11m) Window to rear, bath with overhead shower, WC, hand wash basin, radiator, airing cupboard



OUTSIDE

The property benefits from having off-road parking to the rear of the 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 neighbouring property with a 6 foot panel fence marking the boundary to the rear. Small shed can be found half way down the garden with a range of shrubs and plants spread across the garden. A small pond can also be found in the patio area where the oil tank can also be found to the side. A path stretches the length of the garden linking the patio to the bottom of the garden.



PARKING AND ACCESS

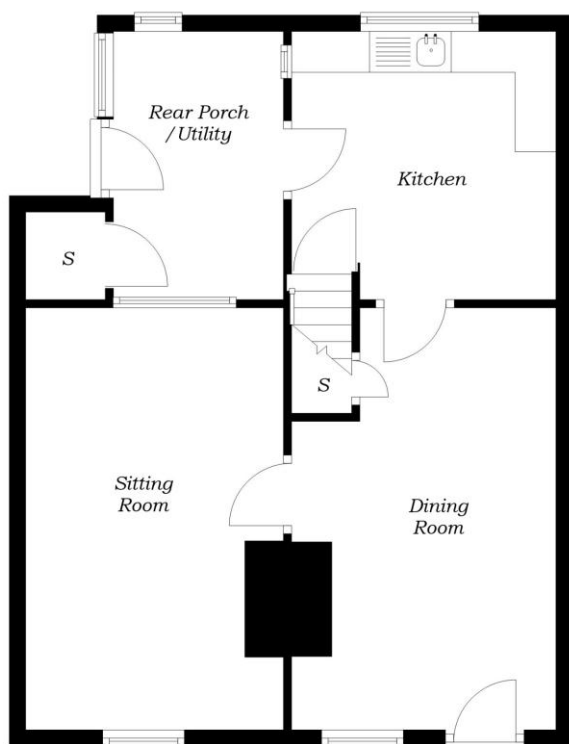
From the Eastern side of No.1 Endcot both No.1 & 2 share a joint access point (shaded purple on the overhead pictures) this area is for access only and is not to be parked on or blocked at any time. Parking for No.1 Endcot is directly to the South of the access and for No.2 Parking is within the rear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



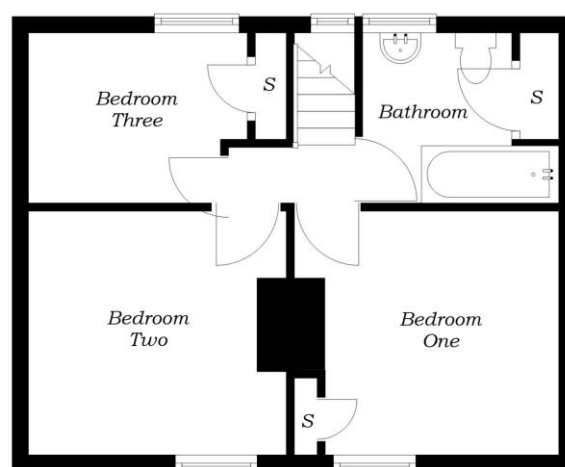
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Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		