



**3 Datchet House, Stratford St. Mary, Colchester, CO7 6JH - Asking Price Of £174,500**

## Property Description

### INTRODUCTION

This delightful first-floor apartment in the charming village of Stratford St Mary, Suffolk offers a welcoming and comfortable living space, ideal for first-time buyers, investors, or those seeking a peaceful countryside retreat. The property benefits from a bright living room with a feature fireplace, a well-equipped kitchen and spacious double bedroom. Conveniently located within easy reach of local pubs, restaurants and walks as well as benefitting from great transfer links to Ipswich, Colchester and mainline railway stations, we highly recommend a viewing.

### INFORMATION

Built in the 1960's, the building comprises of four apartments, two ground floor apartments and two first floor. The property has its own access via a glazed front door into a small entrance hall with stairs leading up to the apartment. UPVC Double glazed windows and doors throughout. Heating is via a gas fired boiler to radiators. The shared rear garden serves both the first floor and ground floor apartments on the right hand side with access to the garden to the right of the property through a side gate.

### SERVICES

- Mains water, electric, gas and drainage are connected to the property
- Heating via gas fired boiler to radiators throughout
- Local Babergh District Council contact - 0300 123 4000
- Council Tax Band – B
- Energy Performance Rating – E
- Ultrafast broadband connected via Openreach
- 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.

## ACCOMMODATION COMPROMISING OF A FIRST FLOOR APARTMENT

### ENTRANCE HALL

7' 08" x 3' 00" (2.34m x 0.91m) accessed via glazed front door, radiator, wood effect flooring, large double storage cupboard providing space for coats and shoes ect. Stairs leading up to the apartment

### HALLWAY

(L-shape) accessed via the stairs from the entrance, doors to all rooms, doors to storage cupboards and loft access providing more storage, carpeted floor

### SITTING ROOM

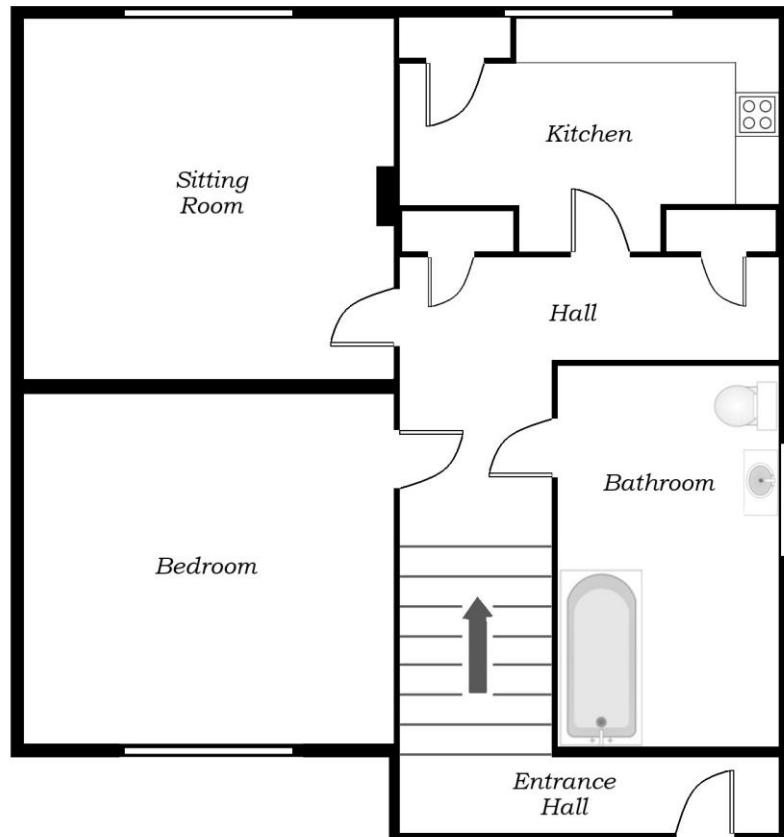
9' 11" x 13' 10" (3.02m x 4.22m) window to the rear, radiator, log burner in tiled fire place, wood effect floor, space for sofa and small dining table

### KITCHEN

8' 00" x 7' 08" (2.44m x 2.34m) window to the rear, radiator, larder cupboard, built in sink, electric oven with hob and extractor above, space for washing machine/ dishwasher, space for tumble dryer, tile effect flooring

# Grier & Partners

LAND AND ESTATE AGENTS



## STORAGE CUPBOARD

with electric meter and fuse board, full height cupboard providing space for hoover, brooms and coats etc.

## FRIDGE/ FREEZER CUPBOARD

a storage cupboard providing space for a full height fridge/ freezer

## BEDROOM

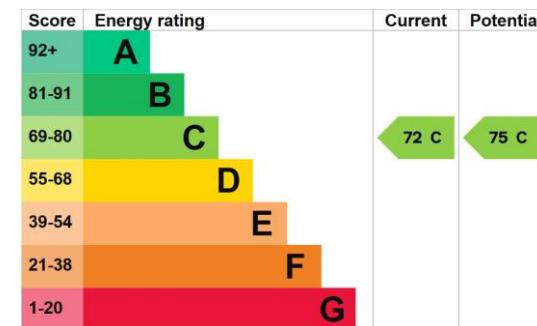
9' 11" x 13' 11" (3.02m x 4.24m) window to the front, radiator, ample room for a king size bed with wardrobes and side tables

## BATHROOM

9' 11" x 4' 07" (3.02m x 1.4m) window to the side, radiator, hand wash basin, wc, bath with shower overhead, tiled walls to 4ft with fully tiled wall next to the bath, Lino flooring

## SHARED REAR GARDEN

accessed via a gate to the right of the property, the south facing rear garden benefits from being secluded to apartment 3 & 4, with a 6-foot fence and trees marking the boundaries to help maintain the privacy.



The Old Shop, The Street,  
East Bergholt, Suffolk,  
CO7 6TF

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Grier & Partners is a trading name of David Grier, Lesley Grier and Aidan Grier.

