

12 Forge Street, Dedham, Colchester, CO7 6AR



**Freehold**

Guide Price

**£400,000 to  
£425,000**

Subject to contract  
Desirable village location

**3** bedrooms  
**2** reception rooms  
and **1** bathroom



# Some details

## General information

A well presented semi-detached family home situated in this sought-after village location of Dedham close to the borders of Essex and Suffolk and a short distance from the village centre. The property offers versatile accommodation and has the scope an annexe, subject to the usual regulations.

The property is entered by a double glazed entrance door which leads to the entrance hall with half-panelled walls, stairs to the first floor and double glazed window to the side. The lounge is located to the front with a double glazed window.

The kitchen/diner is located to the rear with the kitchen area being fitted with a range of units and work surfaces, wall mounted cabinets, two useful pantry cupboards, double glazed window and door leading to the rear garden. A further door leads to an inner hall which has double glazed door to the front garden and a double glazed door to the garden with a further door leading to the potential annexe accommodation or further sitting room/bedroom. This room is nicely presented and has double glazed French doors to the side and rear. A door leads to a further room with window to the front and gives access to the ground floor wc.

On the first floor all three bedrooms can be found with bedroom one located to the front and having a range of fitted wardrobes. Bedroom two is a good double size with double glazed window to the rear and bedroom three is to the front with an overstairs cupboard and access to the loft space with boarding and power.

The bathroom is fitted with a modern three piece suite with vanity sink, wc, shaped bath with shower over, complimentary tiled walls and double glazed window to the rear.



Situated in the highly desirable village of Dedham is this well-presented semi-detached home offering versatile accommodation with plenty of parking and a large rear garden.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Entrance hall

**Lounge**

13' 2" x 11' 2" (4.01m x 3.4m)

**Kitchen/dining room**

19' 7" x 9' 10" narrowing to 8' 2"  
(5.97m x 3m, 2.49m)

**Inner lobby**

**Sitting room/bedroom 4**

16' 10" x 10' 6" (5.13m x 3.2m)

**Further reception**

10' 10" x 6' 5" widening to 9' 5"  
(3.3m x 1.96m, 2.87m)

**Cloakroom**

**Bedroom one**

11' 1" x 9' 2" (3.38m x 2.79m)

**Bedroom two**

11' 3" x 9' 11" (3.43m x 3.02m)

**Bedroom three**

9' 10" narrowing 6' 11" x 7' 11"  
(3m, 2.11m x 2.41m)

**Bathroom**



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### **The outside**

The property has a large garden to the rear in the region of 100ft. approximately, a paved patio area with covered canopy, slate chipped seating area which leads to a large lawn garden which is enclosed by fencing.

To the front of the property is off road parking for several vehicles.

### **Where?**

The property is situated a short distance from the Dedham village centre which offers public houses, Co-operative store for day-to-day needs and attractive walks along the River Stour. There is a good primary school nearby and the neighbouring town of Manningtree offers rail services to London's Liverpool Street, Ipswich and Norwich.

### **Important information**

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - PRC

### **Further information**

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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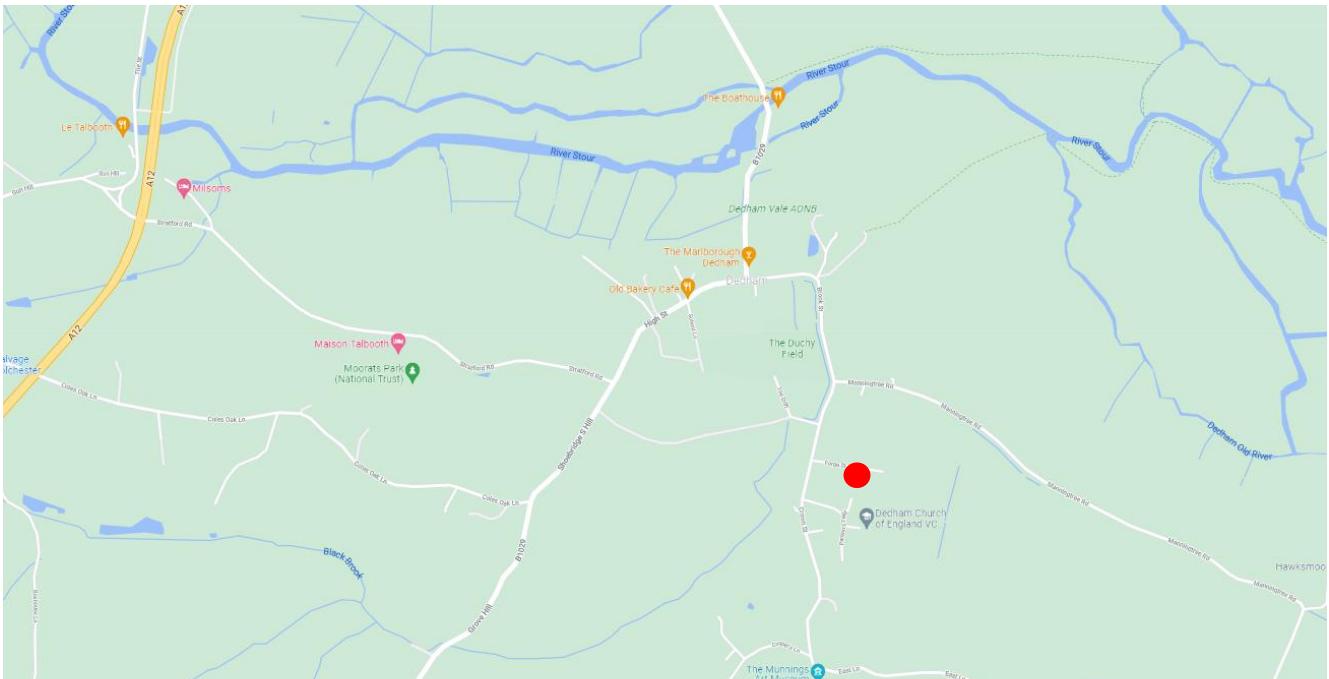
### **Viewing**

To make an appointment to view this property please call us on 01206 763 388.



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## Directions

Proceed out of Colchester along the A137 heading towards Manningtree. Upon reaching the village of Ardleigh turn left at the crossroads, pass the church into Dedham Road. Continue along taking a right into Long Road West and proceed for approximately 1 mile and turn left into The Heath driving down towards Dedham. Take a right turn into Forge Street where the property can be found along on the right hand side identified by a Fenn Wright for sale board.

To find out more or book a viewing

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