



Grier & Partners



3A LOWER STREET, STRATFORD ST. MARY,  
COLCHESTER, CO7 6JS  
ASKING PRICE OF £175,000

#### INTRODUCTION

Situated in a beautiful location on Upper Street in the village of Stratford St. Mary, this one bedroom mid terraced house is in need of renovating and modernising to obtain the potential this village home has to offer.

#### DIRECTIONS

coming off the A12 into Stratford St. Mary, join Upper Street and continue along for about one mile. The property can be found on the right hand side with parking available on the side of the road.

#### INFORMATION

A mid terraced cottage over two floors. Built of brick construction under a tiled roof with rendered elevations, single glazed windows throughout.

#### SERVICES

All main services are connected.

Babergh Mid Suffolk District Council - 0300 1234000

Tax Band - A

EPC – TBC





#### **NOTE**

As vendor's agents, we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out. The property has been valued to reflect the general condition of the property and meaningful works required.

#### **ACCOMADATION**

over two floors, on the ground floor:

#### **ENTRANCE**

front door entrance into the

#### **SITTING ROOM**

10'07 x 10'05 window to the front, fireplace with log burner, open plan into the

#### **KITCHEN**

7'04 x 10'09 window to the side, wash-basin, space for oven, washing machine, fridge, stairs leading to the

#### **LANDING**

5'11 x 7'05 window to the side, over head bed area with storage below, access to loft space

#### **MAIN BEDROOM**

10'00 x 8'05 window to the front, built in wardrobes, second access to loft space

#### **BATHROOM**

4'03 x 10'04 window to the side, hand-wash basin, WC, shower

