



Grier & Partners



VALE COTTAGE, UPPER STREET, STRATFORD ST. MARY,
COLCHESTER, CO7 6LW
ASKING PRICE OF £335,000





INTRODUCTION

located in the Dedham Vale Conservation area, This characterful and intriguing four bedroom cottage offers a buyer the opportunity to enhance the property to their own vision. Benefiting from a modern central heating system and RCD consumer unit, we highly recommend a viewing of this property. No onward chain.



DIRECTIONS

from the A12 heading South take the Dedham junction and first right towards Stratford St Mary, passing Hall Farm Shop on the left hand side just after the church, continue on under the A12. Head into the village where the property can be found on the right hand side just before the Anchor Pub. Ample unallocated on-road parking.

INFORMATION

this Edwardian double fronted cottage is of conventional brick construction under a tiled roof with wooden sliding sash windows to the front and wooden windows to the side. Extensive loft insulation is present. Central heating to radiators throughout the property via gas fired boiler fitted in 2019. Electrics are supplied via a modern RCD consumer unit fitted in 2015. The property is in reasonable order throughout and has extensive scope for enhancement and extension subject to planning.

STRATFORD ST MARY

is 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 Public houses and restaurants. 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.

SERVICES

mains water, gas, electric and drainage are connected to the property with high speed broadband available in the village. Local Babergh Council. Council tax band -- Energy Performance Rating --

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.



ACCOMMODATION

over two floors, on the first floor:

BEDROOM TWO

11'11 x 11'06 sliding sash window to the front (South), cupboard to the side and feature cast iron fireplace, door through into:

BEDROOM ONE

12'00 x 10'03 sliding sash window to the front (South) exposed floorboards, loft access with ladder, door and steps down to the rear into:



BEDROOM THREE

10'11 x 10'03 window to the side (West) currently boarded over, floor boards and door to the rear into:

BEDROOM FOUR

10'08 x 8'05 opaque window to the rear, cupboard to the side contains the modern gas fired boiler.



STAIRS

descend to the first floor, wall mounted RCD consumer unit, door at the foot of the stairs into:

SITTING ROOM

11'09 x 8'05 sliding sash window to the front, feature brick fireplace, space to the side of fireplace for bookshelf, door into the:

HALLWAY

11'10 x 3'03 panelled lower walls, entrance from the front garden via part opaque glazed door, doorways into the kitchen and:

DINING ROOM

11'07 x 8'04 sliding sash window to the front, floor boards and corner cabinet.



KITCHEN

10'07 x 10'07 window to the side overlooking the garden, average 6'01 head height, door to the garden. Base units to three sides and sink inset to base unit under the window, cooker power point to the rear wall, cupboard to the side and front and door into the:



REAR HALL

4'07 x 4'01 coat hanging space to the side and doors into the larder cupboard and:

FAMILY BATHROOM

7'03 x 6'06 opaque window to the side, inset bath to the side, pedestal wash basin, w/c and wall mounted electric heater in addition to the radiator.

OUTSIDE

to the rear of the property a substantial outhouse is connected to the house and provides a range of space as follows:

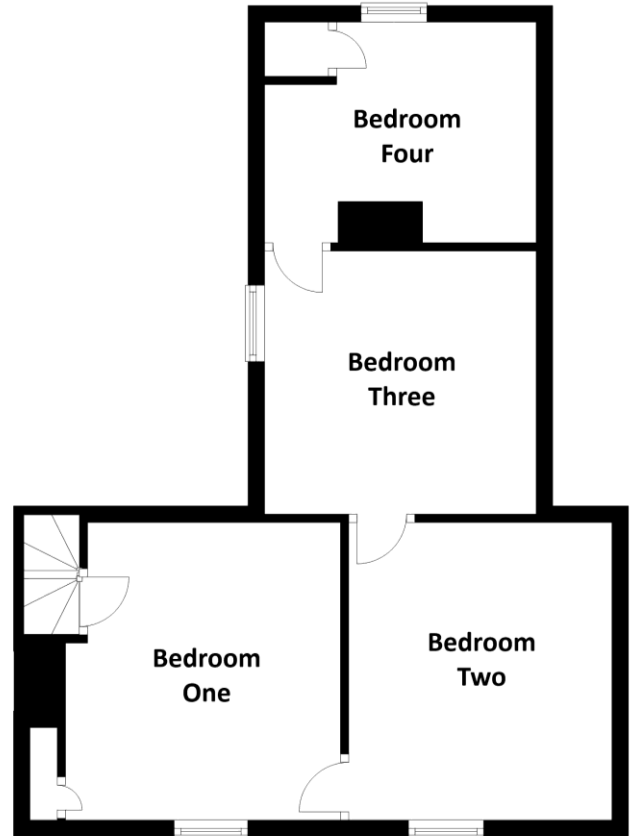
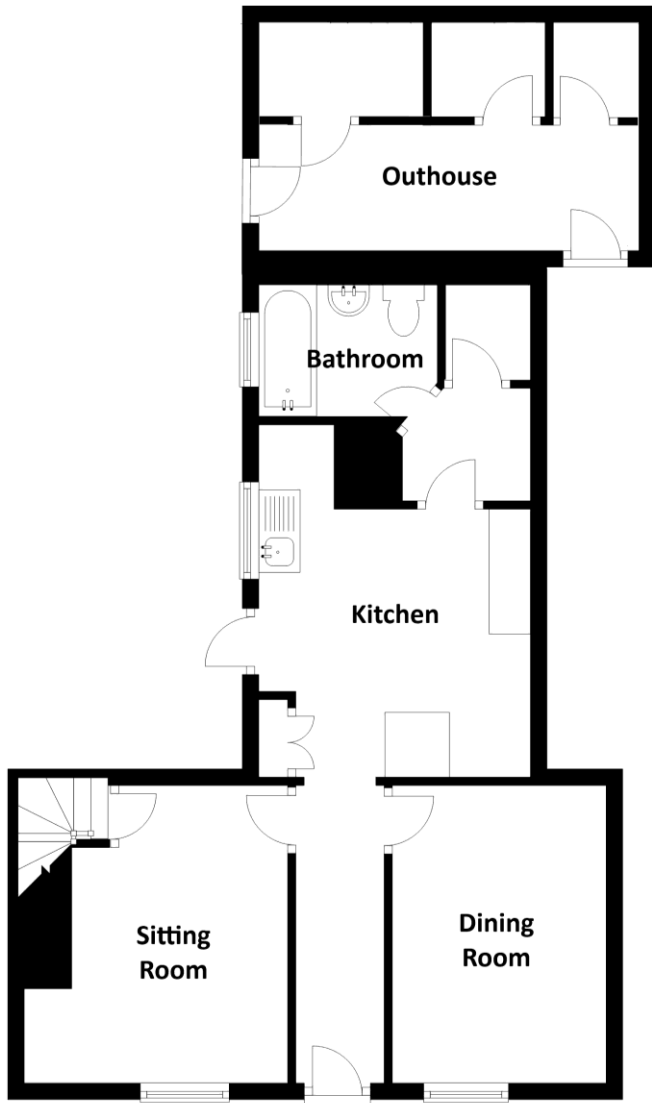
OUTHOUSE

15'00 x 12'00 of space in total with a large central area, bays to the side with power and light connected and a further door to the far side of the property. Garden shed opposite.

GARDEN

predominately to the side is largely laid to lawn with a range of mature shrubs, hedging and bushes to the three boundaries, area of hard standing adjacent to the side of the property and pathway to the front. The front garden is laid to gravel with a low picket fence and two personal gateways to the front door and garden. Ample unallocated on road parking





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		