



**Grier & Partners**  
RESIDENTIAL LETTINGS



**Endcot, 2 Upper Street**  
Stratford St. Mary, Colchester, CO7 6JW

- Three-bedroom property
- Two Reception Rooms
- Off Road Parking
- Large Garden

**Rent £1,050 pcm**  
EPC Rating '59'





## Property Description

### INTRODUCTION

This newly decorated 3-bedroom semi-detached property is located in the heart of Stratford St Mary. It offers two reception rooms, plus a garden room to the rear of the property. The property is available unfurnished at the end of October 2023.

### TERMS

Six or twelve months Let  
Deposit Required £1557.70 (5 weeks rent)  
References required.  
Deposits held with the DPS  
No Pets



#### INFORMATION

Stratford St Mary is situated mid-way between the major towns of Colchester and Ipswich which have an excellent range of shopping and transport facilities. The village has its own post office stores, successful farm shop and cafe, petrol station and public houses. 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 organizations.

#### BEDROOM 1

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



#### BEDROOM 2

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

#### BEDROOM 3

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, basin, radiator, airing cupboard.

#### KITCHEN

10' 08" x 10' 02" (3.25m x 3.1m) Window to rear, door to stairs and landing, radiator, sink, floor mounted oil boiler, base and high level units, space for fridge /freezer, dishwasher, washing machine and oven.

#### SITTING ROOM

17' 00" x 10' 07" (5.18m x 3.23m) Window and part glazed front door, radiators, under stairs storage cupboard, feature fireplace, door into Dining room , Door to Kitchen

#### DINING ROOM

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



#### GARDEN ROOM

10' 09" x 6' 09" (3.28m x 2.06m) Windows to rear and side, two storage cupboards, rear door leading to garden.

#### GARDEN

Circa 190ft in length, this property benefits from a south facing rear garden, mainly laid to lawn with a concrete pathway down the middle. Metal shed (7'00 x 6'00). Access to the garden is from the main road via a shared driveway with ample parking, patio area catching the sun most of the day, small covered pond and bin store.





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		

The Old Shop  
The Street  
East Bergholt  
Colchester

[www.grierandpartners.co.uk](http://www.grierandpartners.co.uk)  
[enquiries@grierandpartners.co.uk](mailto:enquiries@grierandpartners.co.uk)  
uk  
01206 299222

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements