



Flat 2, The Old Post Office, Upper Street, Stratford St Mary, CO7 6LW – Available From £750 pcm



Property Description

INTRODUCTION

available immediately, this well maintained one bedroom ground floor apartment benefits from a fully fitted kitchen, open plan living accommodation and an abundance of character. We highly recommend a viewing.

TERMS

- £750 pcm
- Deposit £938 (5 weeks rent)
- NO PETS
- Utility bills not included within the rent
- On road parking only

SERVICES

heating is via a gas fired boiler to radiators throughout, ultrafast broadband available, 5G mobile coverage available, EPC - C, Babergh District Council Tax Band - A

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.





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 after the Anchor Pub. Ample unallocated on-road parking.

ACCOMMODATION

over a ground floor apartment:

ENTRANCE HALL

5'01 x 6'10 entrance via wooden front door, radiator, storage unit, boiler, doors into bedroom, bathroom and:

KITCHEN/ LIVING/ DINING ROOM

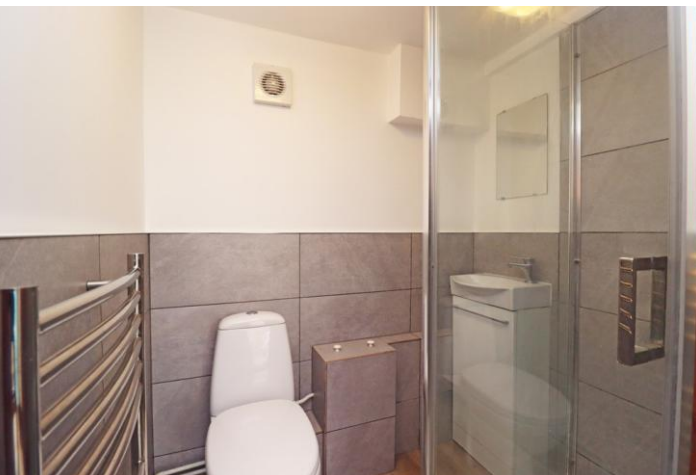
16'03 x 11'11 window to the front, radiator, fitted kitchen with fridge/ freezer, washing machine, oven, induction hobs with extractor fan above, stainless steel sink unit, ample cupboard and worktop space

BEDROOM

11'04 x 10'01 window to the front, two radiators

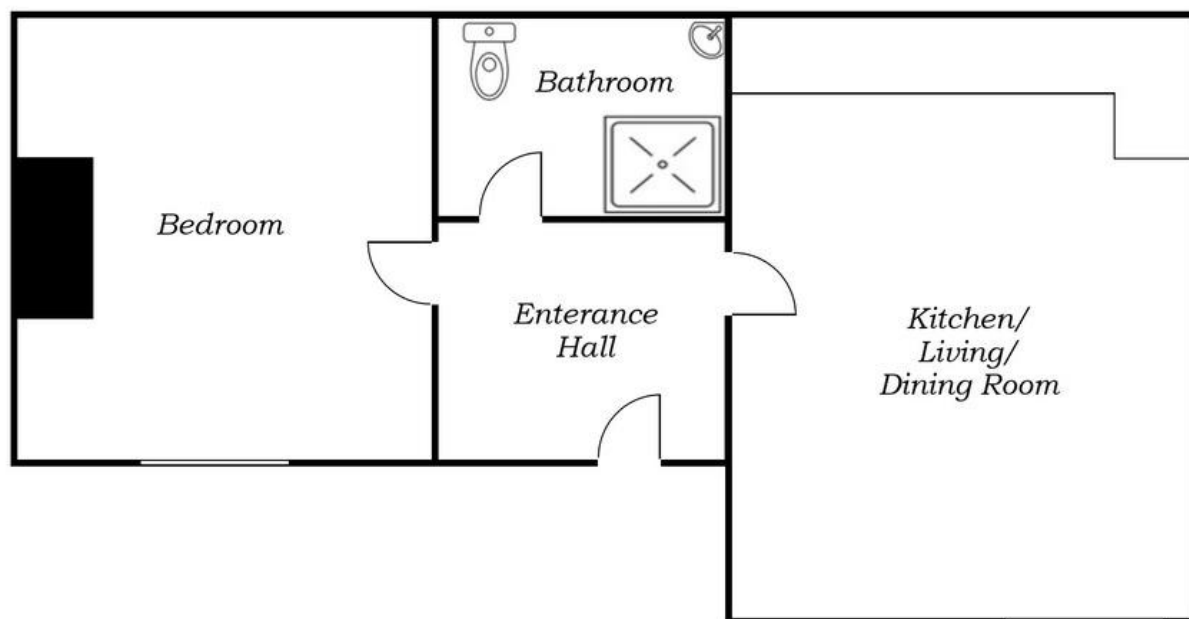
BATHROOM

5'04 x 4'05 WC, heated towel rail, hand wash basin, shower cubicle, extractor fan



Grier & Partners

— LAND AND ESTATE AGENTS —



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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. Grier & Partners is a trading name of David Grier, Lesley Grier and Aidan Grier.

