

Upper Street, Stratford St. Mary, Colchester, CO7 6JN



To Let
£1,250 pcm

3 bedrooms
2 reception rooms
2 bathrooms



A beautifully presented and recently refurbished three bedroom cottage with original features situated in the popular village of Stratford St. Mary.

Some details

Situated in the beautiful village of Stratford St Mary is this three bedroom 18th Century cottage, which has recently been extensively refurbished throughout. This highly sought after village is conveniently placed with excellent access to the A12, but is still in idyllic countryside with scenic walks along the River Stour just a stones throw away.

Internally, this delightful cottage benefits from spacious living accommodation with two reception rooms, a large high spec kitchen and bathroom to the ground floor. On the first floor are three bedrooms, with a large fitted wardrobe to the master and a recently fitted shower room. To the rear is an enclosed south-facing L-shaped garden which is mainly laid to lawn and to the front there is on-road parking available.

Living room

13' 0" x 12' 0" (3.96m x 3.66m)

With logburner, exposed beams and patterned brick flooring.

Halway

With stairs to the first floor, under-the-stairs cupboard and tiled flooring.

Dining room

13' 6" x 11' 4" (4.11m x 3.45m)

Large opening to Kitchen, exposed brick (non-functional) fireplace and tiled flooring.

Kitchen

18' 6" x 9' 0" (5.64m x 2.74m) (max)

Fully fitted kitchen with granite worktops, NEFF oven, Bosch induction hob with extractor over, integrated fridge and integrated freezer.

Bathroom

8' 4" x 5' 6" (2.54m x 1.68m)

Panelled bath, hand wash basin with vanity unit, low-level w/c and under-floor heating.

Landing

Bedroom one

13' 0" x 12' 0" (3.96m x 3.66m)

Fitted wardrobes with sliding doors.

Bedroom two

13' 0" x 11' 11" (3.96m x 3.63m)

Bedroom three

12' 1" x 7' 0" (3.68m x 2.13m)

Shower room

In-set shower cubicle, hand wash basin with vanity unit, low-level w/c and heated towel rail.

Letting information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1,442.30

Availability: Mid-to-late March

No Pets

Non Smokers

Holding deposit

Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the holding deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment.

Further information

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

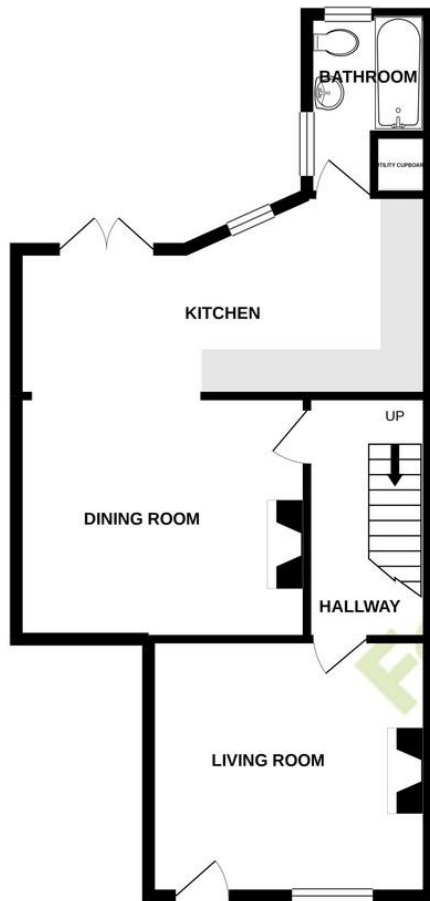
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Viewing

To make an appointment to view this property please call us on 01206 764499.



GROUND FLOOR



1ST FLOOR



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To find out more or book a viewing

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