



1 HALLFIELDS COTTAGES, MANNINGTREE ROAD,

DEDHAM, COLCHESTER, ESSEX CO7 6AE

NP NICHOLAS
PERCIVAL

A semi-detached cottage, comprising living room, kitchen/ dining room, shower room and boot room and 3 bedrooms on the first floor. The property enjoys a generously proportioned plot accompanied by a useful workshop and off-road parking.

Tenure Freehold | Electric Storage Heating | Electric Immersion Water

Council Tax Band C | EPC E



Property

Set well back from Manningtree Road and within walking distance of the village amenities, the property is offered with no onward chain and gives the new owners the opportunity to improve and modernise the existing dwelling.

An entrance hallway provides access to the living room with open fireplace and staircase to the first floor.

The kitchen/dining room benefits from a small pantry. To the rear of the ground floor is the shower room, with a shower cubicle,

handbasin set within a vanity unit and wc. The rear lobby has a back door to the garden.

Ascending the stairs to the first floor the main Bedroom enjoys views of the rear garden and contains the hot water tank (electric immersion system) and small wardrobe. Bedroom 2 is also a double to the rear and Bedroom 3 is a single to the front of the property.

Outside

The gardens to both the front and rear feature mature trees, shrubs, beds and borders. The southerly facing rear garden also provides space for two garden sheds, a workshop that

is sub-divided into two rooms, and a large concrete shed base area, in all circa 0.14 acre. To the rear of the garden, gated access is provided to the parking area providing space for at least two vehicles.

Situation

The property is situated in the highly sought after village of Dedham, nestled in the rolling hills and valleys of Constable Country that provides ample opportunity for exploration and relaxation, whether that be on foot or by taking advantage of the River Stour, that passes to the North of the village and forms the county border between Essex and Suffolk. The village itself plays host to many useful

amenities including a small Co-Op, well-regarded public houses, tea rooms, a doctor's surgery and the local primary school was rated as 'Good' in the latest report.

For the commuter, transport connections are first rate with both the mainline stations at Colchester and Manningtree close at hand, providing direct trains to London. The A12 is easily accessed. The city of Colchester provides all the leisure, restaurant, recreational, entertainment and shopping and dining experiences expected of major regional centre.



Services

Mains electricity and water are connected.

Viewing

Strictly by appointment via Sole Agents
Nicholas Percival 01206 563222 or
sales@nicholaspercival.co.uk.

Agents Notes

There is no gas connected to the property. Electric Night Storage Heaters are provided and the hot water is provided by an immersion system.

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester City Council, Tel 01206 282222. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

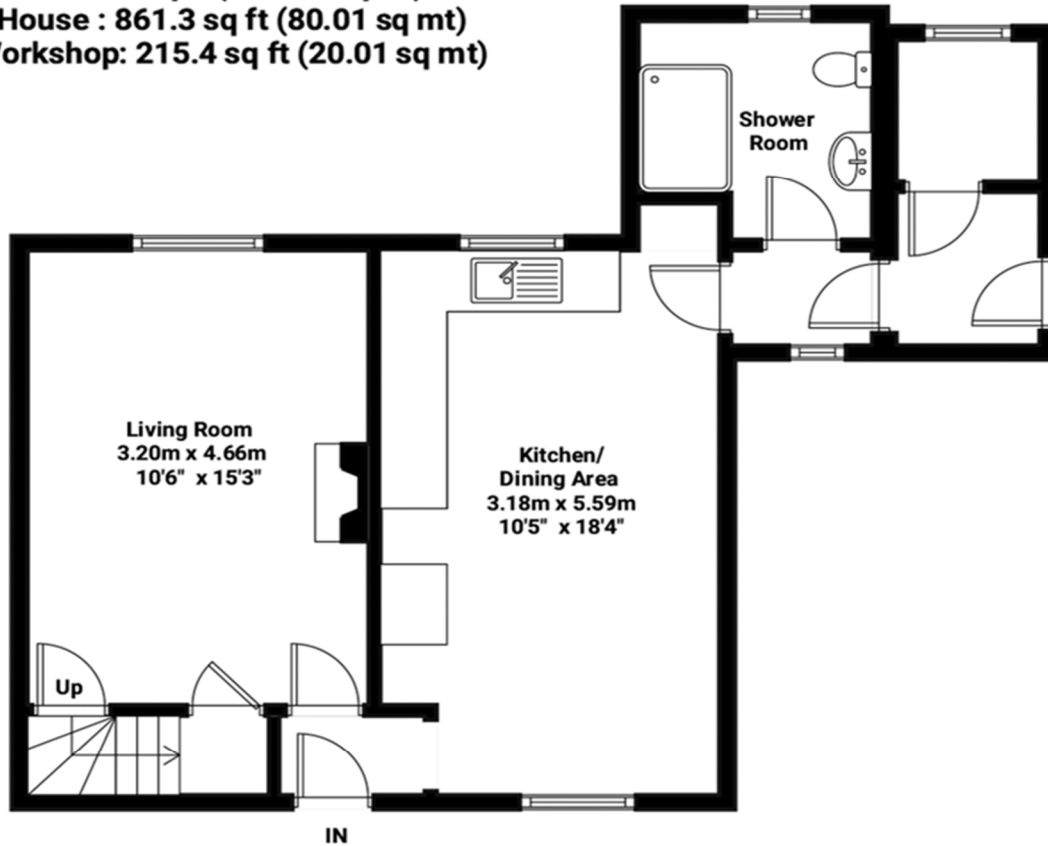
NICHOLAS PERCIVAL are proud to be members of;



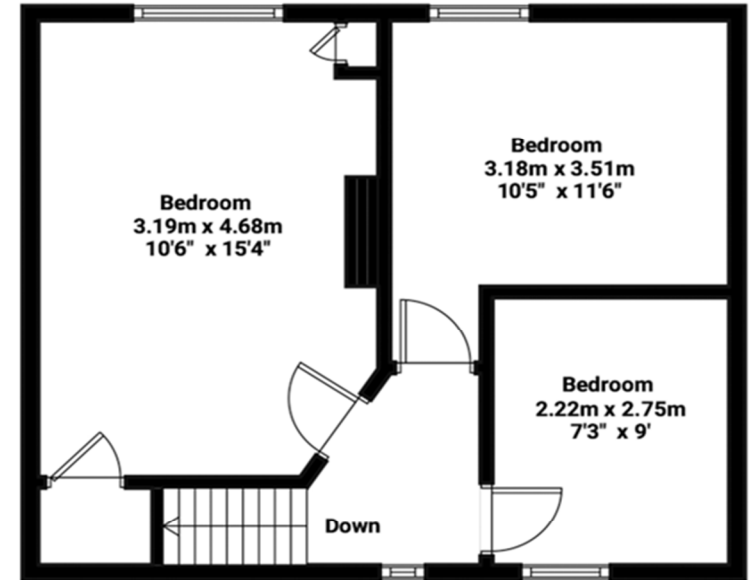
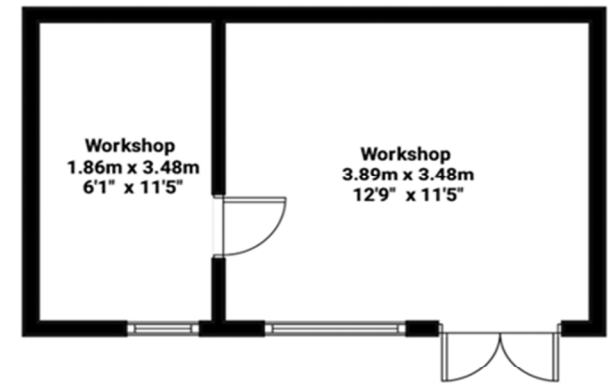
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TOTAL APPROXIMATE FLOOR AREA:
1076.7 sq ft (100.02 sq mt)
House : 861.3 sq ft (80.01 sq mt)
Workshop: 215.4 sq ft (20.01 sq mt)



Ground Floor



First Floor

Hallfields Cottages, Dedham

Illustration for identification purposes only. Measurements are approximate and not to scale.



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Chartered Surveyors, Estate Agents &
Commercial Property

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