

oakheart



£120,000

40% Shared ownership

Herbert Way, Colchester

This modern two-bedroom Mid-terrace house is offered for sale on a 40% shared ownership basis, making it an ideal opportunity for first-time buyers or those looking to get onto the property ladder.

Located on the sought-after Orchards Estate (CO4) and built by Bellway, the property boasts a welcoming entrance hall, with a well-appointed kitchen to the left featuring space for appliances. A convenient ground floor W/C is also provided. To the rear of

the house, you'll find a spacious lounge/diner with double doors opening out to a private rear garden, which is mainly laid to lawn and benefits from rear access—perfect for relaxing or entertaining.

Upstairs, the property offers two generous double bedrooms and a modern family bathroom, providing comfortable accommodation for couples, small families, or sharers.

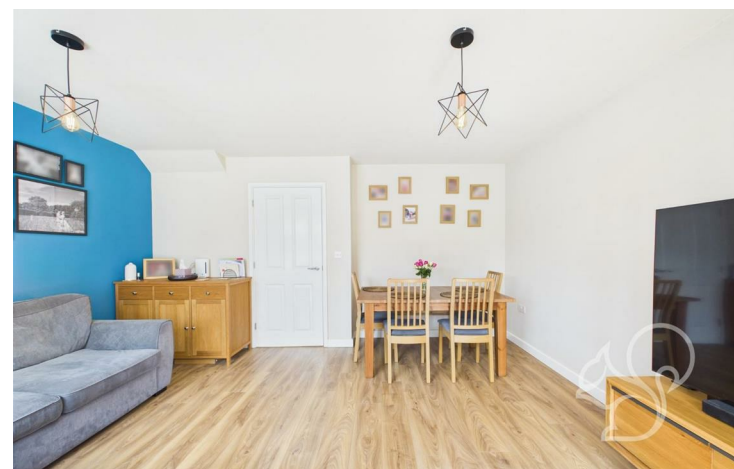
Additional benefits include off-road parking for two cars at the front of the house. With its contemporary design, practical layout, and desirable location close to local amenities and transport links, this home presents an excellent opportunity to own a stylish property in a popular development.

Agents Note:

Rent on 40% - £365 pcm

Service Charge £40 pcm

We have been advised, Staircase is also available up to 100%











Ground Floor



Floor 1

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Approximate total area⁰¹

72.2 m²

778 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tendring

Tenure:

Leasehold

Council Tax Band:

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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.

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