

oakheart



£223,200

Abberton Road, Layer-De-La-Haye

Shared Ownership - 72% of open market value of £310,000. Fixed price of £223,200.

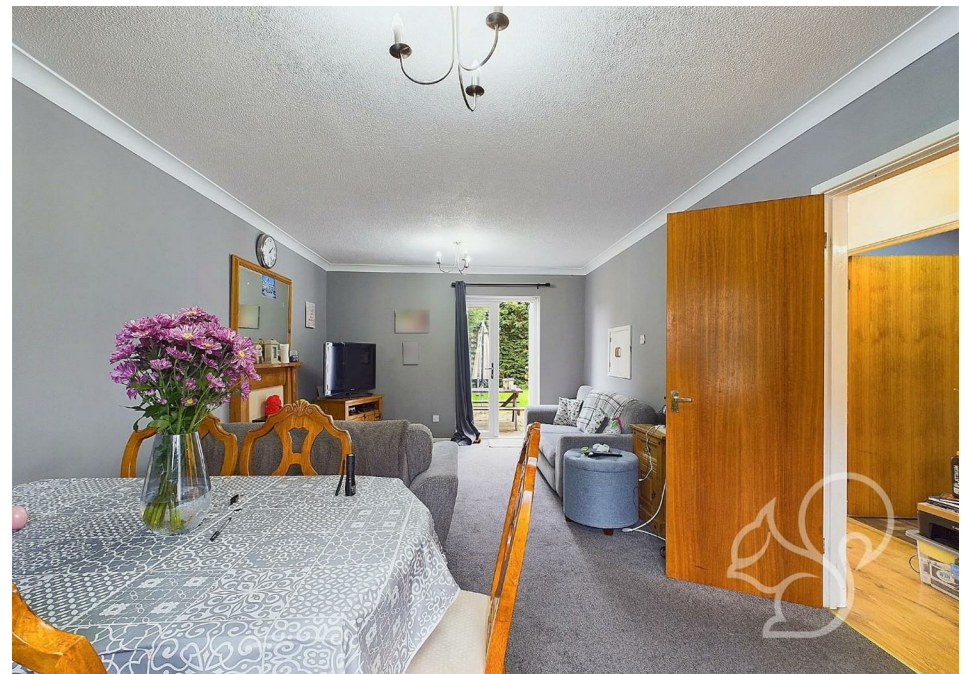
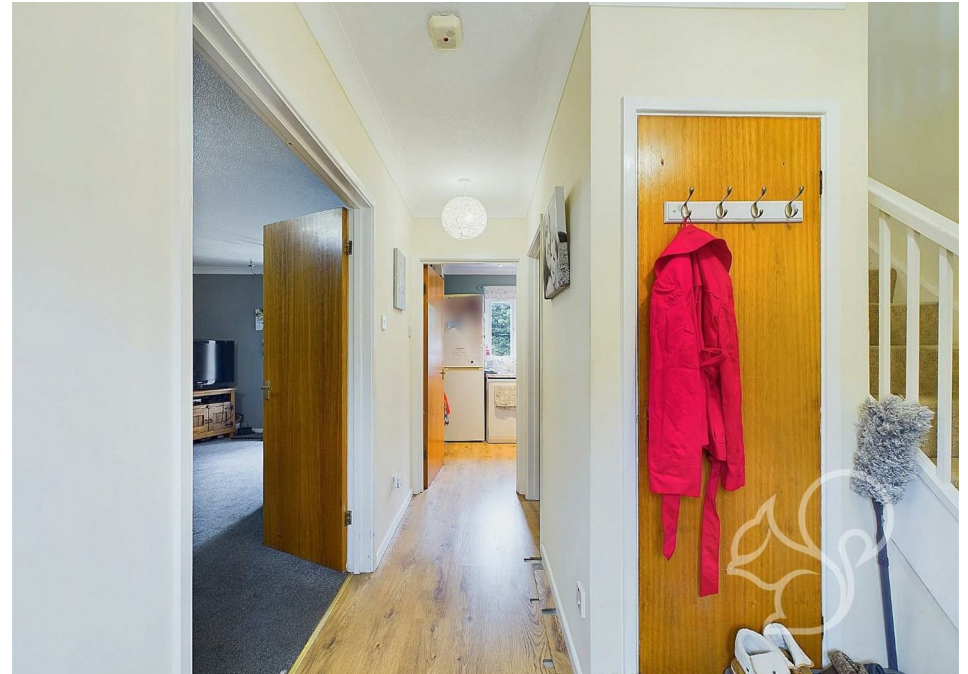
Rent payable on new or assigned lease - £175.57 per calendar month.

A charming and spacious three-bedroom end-of-terrace home, nestled in the highly sought-after village of Layer-de-la-Haye. Perfectly positioned for family living, this property offers both the tranquility of village life and convenient access to local amenities, including the Layer-de-la-Haye C of E Primary School, local shops, and pubs, along with easy connections back to Colchester.

As you enter, you're greeted by a spacious entrance hall that sets the tone for this light-filled home. Double doors lead into an expansive living and dining area with direct access to the rear garden, creating a perfect flow for entertaining or relaxing. The well-appointed kitchen boasts plentiful worktop and cupboard space, ideal for those who enjoy cooking and hosting. A convenient WC completes the ground floor.

Upstairs, a large landing leads to three inviting bedrooms. There are two generous double bedrooms, each filled with natural light, and a single bedroom perfect for a child's room or home office. A family bathroom with modern fittings rounds out the first floor.

The property features a large, enclosed rear garden, beautifully designed with an extended patio area and mainly laid to lawn, perfect for outdoor activities and al fresco dining. A shed offers additional storage. The side access leads to a private driveway, providing ample off-road parking for up to four vehicles. This property is set back from the road, surrounded by scenic greenery and fields, offering a true sense of peace and privacy.

















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Ground Floor



Floor 1

Approximate total area⁽¹⁾

75.69 m²

814.72 ft²

Reduced headroom

0.11 m²

1.21 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	64
(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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