

Fordham, Colchester

Nestled within the serene village of Fordham, this charming 3 bedroom semi-detached house presents a wonderful opportunity for homeownership through the shared ownership scheme. The property offers a well-balanced blend of comfort, functionality, and modern living.

Guide price £235,000

Rams Farm Road

Fordham, Colchester, CO6



- Seller willing to pay first two months Rent
- Country walks
- Carport for 2 cars
- 3 Bedrooms
- Easy A12 access
- Sunny garden

The Property

• Village location

Upon entering you are greeted by a generous hallway. To the left you will find the kitchen, this room has been thoughtfully laid out and includes ample storage and worktop space. There is room to dine as well as a side door to the garden.

To the rear of the property, you will find a living/dining room that seamlessly combines relaxation and dining spaces. Large windows allow natural light to flood the room, creating a warm and welcoming atmosphere. This versatile area provides space for entertaining friends and family or simply unwinding at the end of a busy day. The sunny garden can also be accessed from this room via double doors.

Conveniently located on the ground floor and off of the hallway is a cloakroom, providing an essential touch of practicality to the living space. This well-placed facility adds convenience for you and your guests.

Ascending to the first floor, you'll find a total of three bedrooms, two doubles and a single. Each is uniquely positioned to offer privacy and comfort. These bedrooms provide spaces that can be adapted to suit your needs, whether as peaceful sleeping quarters or a dedicated home office/nursery.

Completing the first floor is the family bathroom which comprises a bath with an overhead shower, low-level WC and basin.

The Outside

The property is complemented by beautiful outdoor spaces. A well-manicured front garden not only enhances the property's curb appeal but also provides a delightful spot to enjoy the fresh air. Meanwhile, an enclosed rear garden offers a private oasis for outdoor activities, gardening, or simply basking in the sun.

Parking is a breeze with allocated parking spaces, including a convenient carport that shelters two vehicles from the elements.

The Area

Fordham is a village near Colchester, Essex. It offers a quieter, rural atmosphere while being close to urban amenities. Nearby attractions include Colchester Zoo, Colchester Castle, and High Woods Country Park. Educational options are available in Colchester. Transportation options include the A12 motorway, Colchester's train station with access to London, bus services, and opportunities for cycling and walking.

Fordham All Saints Primary is close by as well as Stanway School for secondary education. All Saints Church also holds a community hub every Friday which includes various suppliers for fruit, veg, herbs and pie man etc as well as a post office.

Further Information

Available under the shared ownership scheme: £237,250 represents a 73% ownership

The rent payable to the Rural Housing Trust Limited is approx. £182pcm for their 27% Share

A new 125-year lease will be issued to the new owner.

Tenure - Leasehold

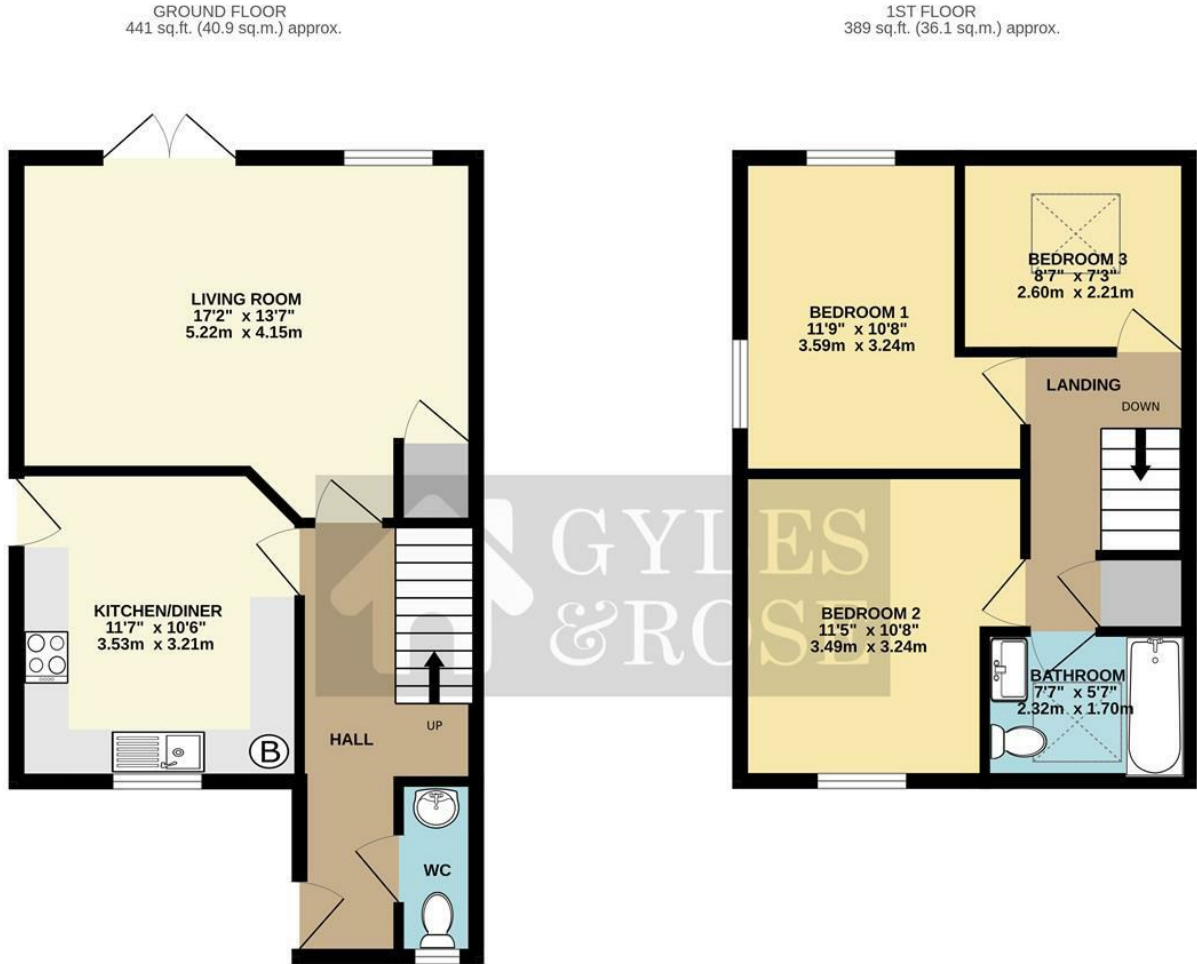
Council Tax - Colchester Band C

Gas Central Heating

Ownership up to 80%



Floor Plan



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	90		
<p>Not energy efficient - higher running costs</p> <p>EU Directive 2002/91/EC</p> <p>England & Wales</p>		<p>Not environmentally friendly - higher CO₂ emissions</p> <p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	