

Latimer at OAKLANDS

Copford

Oaklands in Copford near Colchester offers a real taste of village life. Just a short drive from historic Colchester, vibrant Chelmsford, and commutable London, it's ideally located. These superb new homes feature light, airy living spaces and private gardens, perfect for first-time buyers, families, or downsizers seeking a charming, well-connected village in the sought-after southeast.

SPECIFICATION

THREE BEDROOM SEMI-DETACHED HOUSE / TYPE - PARHAM / PLOT 5



Kitchens

- Contemporary fitted kitchens
- Laminate worktops and matching upstands
- Integrated single oven
- Electric hob with stainless steel extraction hood
- Integrated fridge/freezer
- Space for washing machine
- Removable kitchen unit for a standard size dishwasher

Bathrooms

- White sanitaryware
- Chrome taps and handles
- Tiles to three sides of the bath with splashback to basin
- Vinyl flooring
- Bath with glass shower screen

Flooring

- Abingdon Stainfree Carpet to bedrooms, stairs and landing
- Amtico Spacia, wood effect floor finish to living, dining, kitchen, hall and cloakroom
- Cushion vinyl sheet flooring to bathroom

Outdoor Space

- Front and rear gardens to house
- 4' x 6' windowless treated timber shed to rear gardens of houses
- Electric vehicle charging point

General

- Air Source Heat Pump

£120,000*

*30% share of the full market value of £400,000. T&C's apply

KITCHEN/DINING	4.24 M X 3.56 M	13'9" X 11'8"
LIVING	4.76 M X 3.15 M	15'8" X 10'3"
BEDROOM 1	3.77 M X 3.14 M	12'5" X 10'4"
BEDROOM 2	4.27 M X 2.88 M	14'0" X 9'6"
BEDROOM 3	4.27 M X 3.21 M	14'0" X 10'6"
TOTAL AREA	94.2 SQ.M.	1,014 SQ.FT.

KEY

- FF - FRIDGE/FREEZER
- WD - WASHER DRYER SPACE
- DW - DISHWASHER SPACE
- RL - ROOF LIGHT



1.5 miles to Marks Tey Station.
Trains to London in under 1 hour



Two allocated parking spaces



Village shops and amenities within walking distance



High specification throughout

BOOK YOUR VIEWING APPOINTMENT

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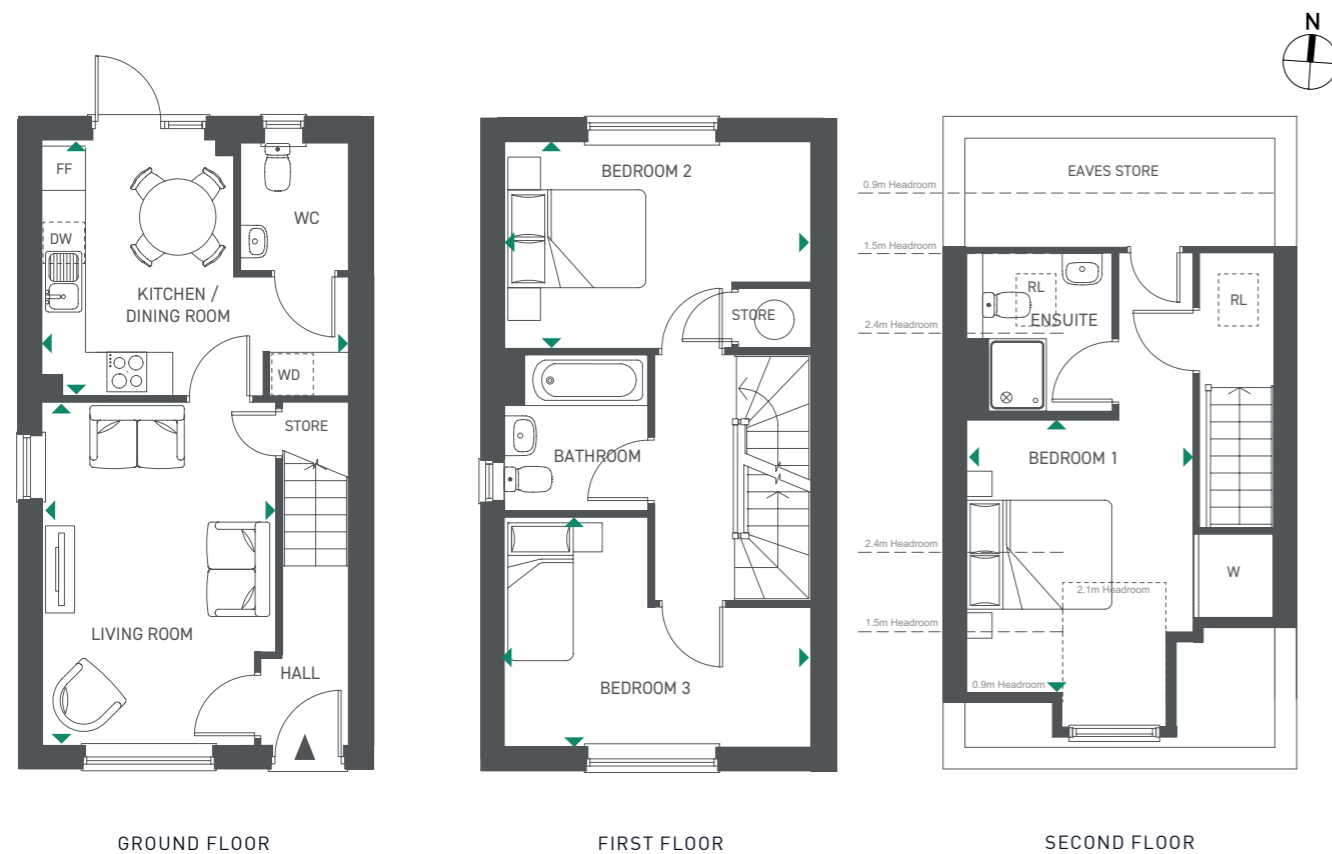
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SPECIFICATION

THREE BEDROOM SEMI-DETACHED HOUSE / TYPE - PARHAM / PLOT 6



KITCHEN/DINING	4.27 M X 3.56 M	14'0" X 11'8"
LIVING	4.76 M X 3.15 M	15'8" X 10'3"
BEDROOM 1	3.77 M X 3.14 M	12'5" X 10'4"
BEDROOM 2	4.27 M X 2.88 M	14'0" X 9'6"
BEDROOM 3	4.27 M X 3.21 M	14'0" X 10'6"
TOTAL AREA	94.2 SQ.M.	1,014 SQ.FT.

KEY
 FF - FRIDGE/FREEZER
 WD - WASHER DRYER SPACE
 DW - DISHWASHER SPACE
 RL - ROOF LIGHT

Kitchens

- Contemporary fitted kitchens
- Laminate worktops and matching upstands
- Integrated single oven
- Electric hob with stainless steel extraction hood
- Integrated fridge/freezer
- Space for washing machine
- Removable kitchen unit for a standard size dishwasher

Bathrooms

- White sanitaryware
- Chrome taps and handles
- Tiles to three sides of the bath with splashback to basin
- Vinyl flooring
- Bath with glass shower screen

Flooring

- Abingdon Stainfree Carpet to bedrooms, stairs and landing
- Amtico Spacia, wood effect floor finish to living, dining, kitchen, hall and cloakroom
- Cushion vinyl sheet flooring to bathroom

Outdoor Space

- Front and rear gardens to house
- 4' x 6' windowless treated timber shed to rear gardens of houses
- Electric vehicle charging point

General

- Air Source Heat Pump

£120,000*

*30% share of the full market value of £400,000. T&C's apply



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Two allocated parking spaces



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High specification throughout

Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

*The specifications mentioned in this brochure are indicative and may vary for each house or apartment within the The Orchard development. While we strive to provide accurate and up-to-date information, please note that individual units may have unique features, layouts, or finishes. Please speak to your sales executive for more details.

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LATIMER
by Clarion Housing Group

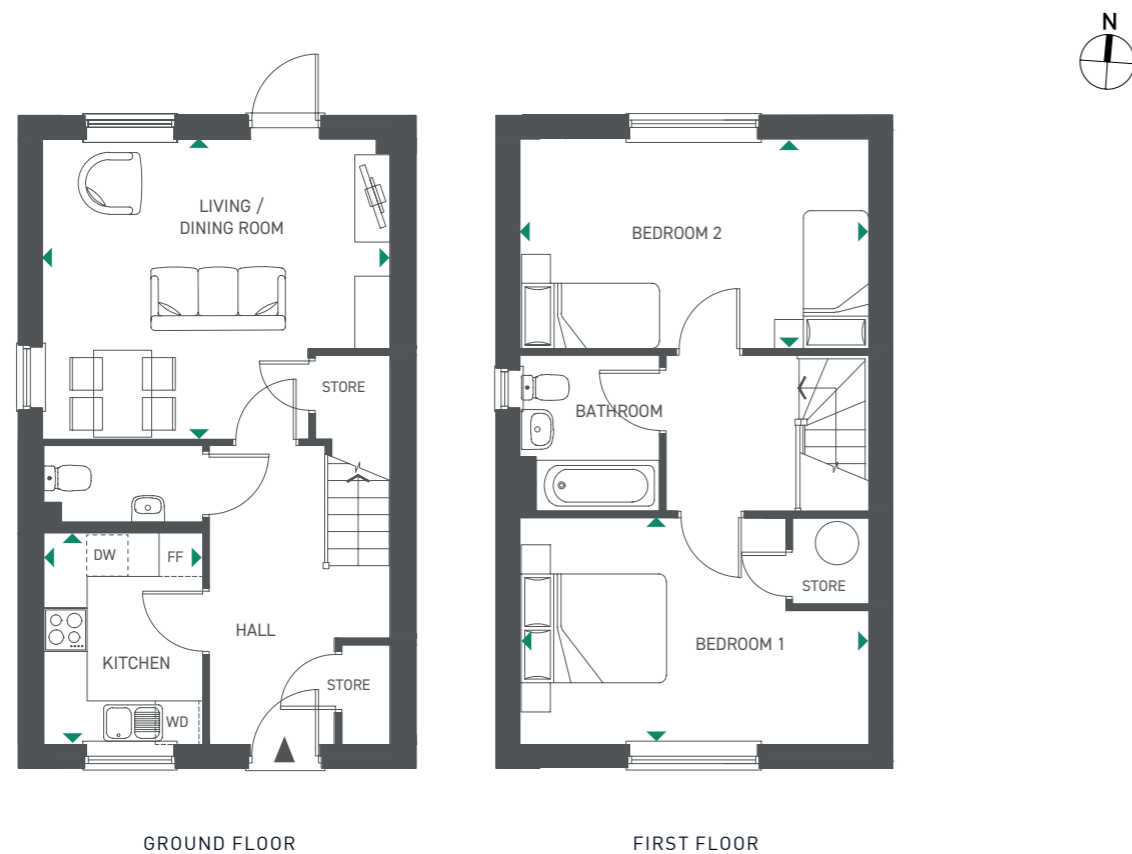
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SPECIFICATION

TWO BEDROOM SEMI-DETACHED HOUSE / TYPE - HERTFORD / PLOT 38



Kitchens

- Contemporary fitted kitchens
- Laminate worktops and matching upstands
- Integrated single oven
- Electric hob with stainless steel extraction hood
- Integrated fridge/freezer
- Space for washing machine
- Removable kitchen unit for a slimline dishwasher

Bathrooms

- White sanitaryware
- Chrome taps and handles
- Tiles to three sides of the bath with splashback to basin
- Vinyl flooring
- Bath with glass shower screen

Flooring

- Abingdon Stainfree Carpet to bedrooms, stairs and landing
- Amtico Spacia, wood effect floor finish to living, dining, kitchen, hall and cloakroom
- Cushion vinyl sheet flooring to bathroom

Outdoor Space

- Front and rear gardens to house
- 4' x 6' windowless treated timber shed to rear gardens of houses
- Electric vehicle charging point

General

- Air Source Heat Pump

£119,000*

*35% share of the full market value of £340,000. T&C's apply

LIVING/DINING	4.83 M X 4.17 M	15'10" X 13'8"
KITCHEN	2.95 M X 2.22 M	9'8" X 7'4"
BEDROOM 1	4.83 M X 3.16 M	15'10" X 10'5"
BEDROOM 2	4.83 M X 2.93 M	15'10" X 9'7"
TOTAL AREA	79.7 SQ.M.	858 SQ.FT.

KEY

- FF - FRIDGE/FREEZER
- WD - WASHER DRYER SPACE
- DW - DISHWASHER SPACE



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