



DEANS STREET
OAKHAM, RUTLAND

JAMES
SELICKS

“... TOWN CENTRE LOCATION ...”

A two-bedroom, red-brick end of terrace property sitting in a sought-after town centre location in need of modernisation and renovation throughout.

Kitchen • Dining Room • Sitting Room • Two Bedrooms • Bathroom
• Rear Garden • Town Centre Location • Renovation Opportunity •
EER - E •

Accommodation

Enter the property directly into the sitting room with an ornate fireplace and a door flowing into the dining room. This second reception room has a fireplace with a wood burner inset and a door out to the rear garden. On from the dining room to the rear of the property lies the kitchen with plumbing and drainage in place. Stairs positioned between the two reception rooms rise to the first floor.

The first floor offers two bedrooms, one to the front and one to the rear and both are served by a bathroom with bath, pedestal wash hand basin and low flush WC.

Outside

The private rear courtyard garden is walled or fenced on all sides and paved with ample scope for improvement to ensure you can fully enjoy your own outdoor space during the warmer months. There is also the addition of a useful outbuilding.



Location

Oakham is an attractive and historic market town with a full range of shops and other facilities. There are excellent primary and secondary schools with independent schools in the area at Oakham, Stamford and Uppingham. The town is conveniently located for ease of access to major centres such as Leicester, Peterborough, Corby, and Kettering. These 4 centres all have main line train services and the ability of reaching London within the hour.

Services & Council Tax

The property is offered to the market with all mains services and mains gas connection..
Council Tax Band B - Rutland County Council

Tenure

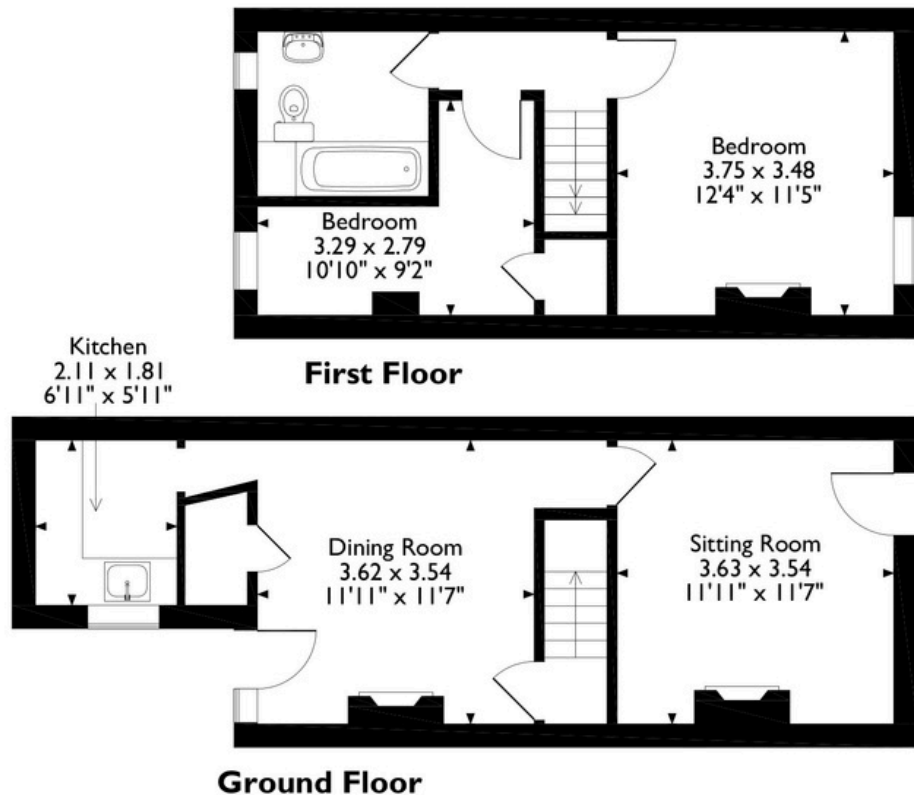
Freehold



55 Deans Street, Oakham, Rutland LE15 6AF

House Total Approx. Gross Internal Floor Area = 711 ft² / 66 m²

Measurements are approximate, not to scale, for illustrative purposes only.



JAMES SELICKS

Oakham Office
 6-8 Market Place, Oakham
 Rutland LE15 6DT
 01572 724 437
 oakham@jamesselicks.com

Market Harborough Office
 01858 410 008
 Leicester Office
 0116 285 4554



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

www.jamesselicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.