



RIBBLE WALK
OAKHAM, RUTLAND

JAMES
SELICKS



“... TWO-BEDROOM, TERRACED HOME ...”

A well-presented, two-bedroom terraced home sitting in a quiet cul-de-sac location with an enclosed garden, off-road parking and within walking distance of Oakham town centre.

Dining Kitchen • One Reception Room • Downstairs WC • Two Double Bedrooms • One Bathroom • Private Rear Garden • Allocated Parking Space • Walking Distance to Town Centre • NO CHAIN • EER - C

Accommodation

Enter the property into an entrance porch that has a door opening into the property's reception room. The reception room is well-proportioned with a large window allowing plenty of natural light and stairs rising to the first floor. At the rear of the property is the dining kitchen, another good-sized space with a door opening out to the garden. There are a range of fitted shaker-style units with a variety of integrated appliances, space for free-standing white goods and a breakfast bar. The ground floor is completed by a downstairs WC.

To the first floor there are two double bedrooms served by a main bathroom. The bathroom comprises a shower bath, wash hand basin, low flush lavatory and a heated towel rail.

Outside

Externally, the front of the property has a small hard-landscaped area with a pathway leading to the front door. To the rear there is a fully enclosed rear garden with a decking area directly off the property that steps down to a lawn and pathway leading to the allocated parking space.



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 gas-fired central heating.

Rutland County Council – Tax Band B

Tenure

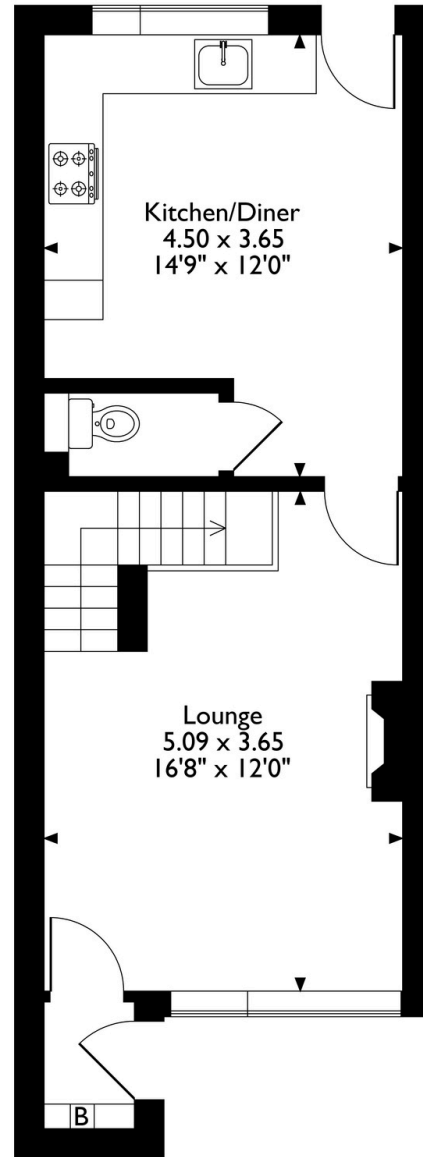
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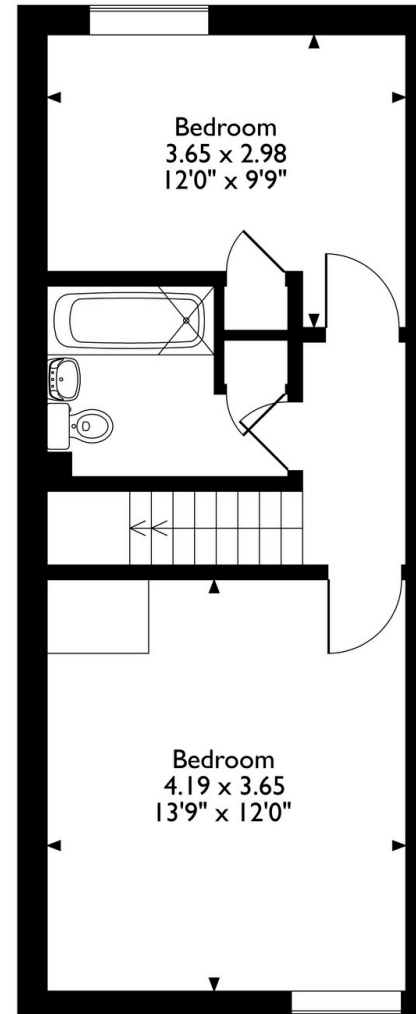
20 Ribble Walk, Oakham, Rutland LE15 6SS

House Total Approx. Gross Internal Floor Area = **786 ft² / 73 m²**

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



Ground Floor



First Floor



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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.

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