



South Street, Oakham  
Asking Price Of £379,950





This beautiful three-bedroom double-fronted cottage sits in the heart of Oakham town, with all amenities on your doorstep and a five-minute walk to the Train Station. Externally there is a pretty low-maintenance courtyard garden and two storerooms overlooking the courtyard.

This lovely town residence provides characterful living with an abundance of original features throughout. The cottage which was built circa 1870 has been lovingly restored to provide a double-aspect dining/kitchen with a central island, shaker-style units, Range Style oven, and plenty of room for a large dining table, and chairs for relaxing, reading the paper. Patio doors gain you access to the courtyard garden. Off the kitchen is a utility room and a three-piece shower room. The living room to the front of the house has an open fire and dual-aspect windows. Climb the stairs to the first floor landing you gain access to three sizable bedrooms and a stunning well-appointed bathroom with a traditional roll-top bath.

Tenure: Freehold  
All mains services  
Council tax Band: B  
EPC Rating: D









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Total area: approx. 117.4 sq. metres (1263.8 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo  
Plan produced using PlanUp.



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Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling.

There is a bus station providing regular services around the town and through to neighbouring villages and towns, as well as a train station with direct links to further towns and cities.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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, and potential buyers/tenants are advised to recheck the measurements