



Ladywell, Oakham
Asking Price of £185,000



Situated within a quiet cul-de-sac just off Burley Road, which is within walking distance from Oakham's historic market town centre and the train station is this immaculate end terraced home. This property boasts a living room, dining kitchen, two double bedrooms, and a three-piece bathroom and ORP for two vehicles.

Sitting over two floors the property is entered via the front aspect entrance hall, then through to a light and airy living room with stairs to the first floor, which is of a good size with a window overlooking the front aspect. The dining kitchen sits to the rear, offering a range of base and wall units and the doorway leads to the rear aspect. From the living room, the stairs rise to the first-floor landing where you will find two double bedrooms and a three-piece bathroom.

Externally the property has an fully enclosed courtyard area with space for a wooden shed and gate to the side where you will find your private off-road parking for two vehicles.

TENURE: Freehold

MAINS: All Mains Connected

EPC: E

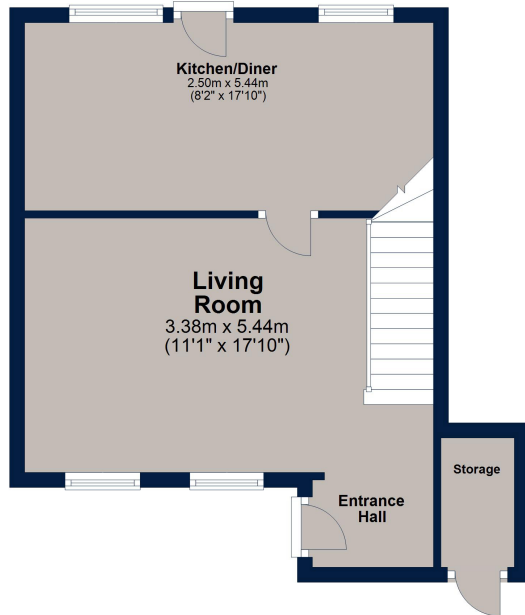
COUNCIL TAX: B



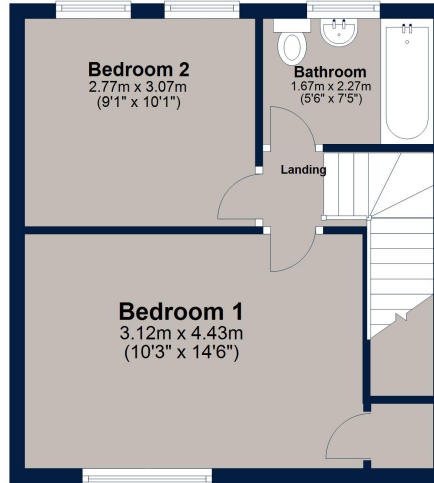


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Ground Floor



First Floor



Total area: approx. 68.7 sq. metres (739.8 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		85 B
69-80	C		
55-68	D		
39-54	E	40 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