



Ladywell, Oakham
Offers Over £135,000



This two-bedroom mid terraced property is offered with no upward chain and is situated within a Cul-de-Sac and is in easy reach of Oakham's town centre and its wide range of local shops, amenities and eateries as well as the train station. The property will appeal to a range of buyers but is perhaps most suited to first time purchasers or buy-to-let investors.

The accommodation includes an entrance, spacious living room, and kitchen diner that overlooks the rear garden. To the first floor there are the two bedrooms and bathroom. The property is well maintained but does require some cosmetic updating.

To the outside the property benefits from an allocated off-road parking space, and a lovely rear garden mainly laid to lawn.

TENURE: Freehold

MAINS: Electric and Water Connected

EPC: D

COUNCIL TAX: B





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Total area: approx. 54.0 sq. metres (581.0 sq. feet)
 This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
 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		91 B
69-80	C		
55-68	D	68 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