



19 Blackwater Road, Barleythorpe, Oakham, LE15 7FW



NEWTON FALLOWELL

2 1 1

Key Features

- Modern Mid Terrace House
- Kitchen & Breakfast Room
- Spacious Living Room
- Two Double Bedrooms
- Three Piece Family Bathroom
- Private Garden
- Single Garage
- Short Walk to Town & Train Station
- EPC Rating B
- Freehold

£205,000





Situated in the heart of Barleythorpe, just a brief walk from Oakham's historic market town centre, train station, and local schools, you'll find this well-kept two-bedroom home. This property boasts a living room, a kitchen breakfast area, a utility space, a WC, two generously sized double bedrooms, and a three-piece bathroom. To ensure you seize this opportunity, we strongly advise arranging an internal viewing as soon as possible.



Spanning across two levels, you enter the property through the front, stepping into the generously sized living room. As you continue, you pass through the utility room and enter the modern and spacious kitchen breakfast area. The kitchen is equipped with ample floor-to-wall base units and includes an integrated fridge freezer and dishwasher with double doors opening onto the rear garden. The ground floor is completed with the stylish and convenient WC. Ascending to the first-floor landing, you'll discover two double bedrooms, both featuring built-in storage, in addition to a three-piece bathroom.



Externally, the front of the property features a small, easily maintainable area. The rear garden is predominantly laid to lawn and includes a patio section, enclosed by timber fencing. The property also comes with the convenience of a single garage.

Living Room 4.14m x 3.71m (13.6ft x 12.2ft)

Utility Room 2.15m x 1.19m (7.1ft x 3.9ft)

Kitchen 3.72m x 2.48m (12.2ft x 8.1ft)

WC 1.56m x 1.2m (5.1ft x 3.9ft)

First Floor Landing 1.93m x 1.26m (6.3ft x 4.1ft)

Bedroom One 3.07m x 2.77m (10.1ft x 9.1ft)

Bedroom Two 3.09m x 2.73m (10.1ft x 9ft)

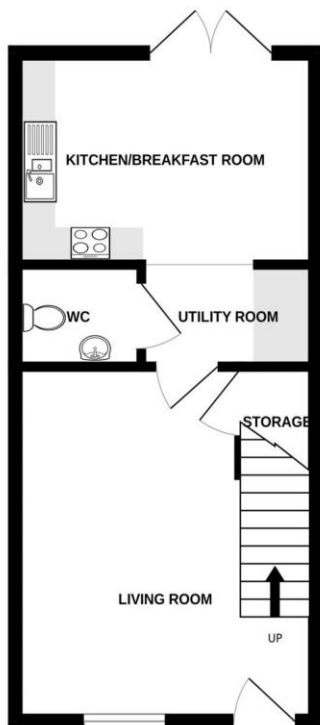
Bathroom 1.95m x 1.7m (6.4ft x 5.6ft)

Garage 12.5m x 2.48m (41ft x 8.1ft)

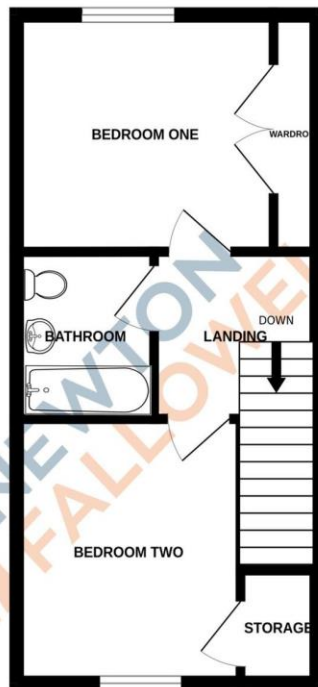
Residents Management Company

The property is liable to pay an annual charge to Oakham Heights Residents Management Company for the maintenance and upkeep of the common areas within the Oakham Heights development. We are advised that the current charge is £175 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.

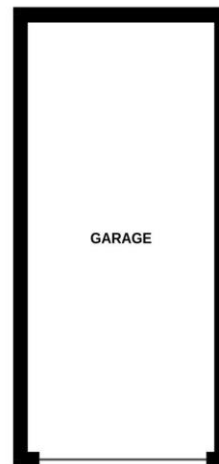
GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



GARAGE
139 sq.ft. (13.0 sq.m.) approx.



BLACKWATER ROAD, BARLEYTHORPE LE15 7WF

TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council.
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.