



7 Burley Crescent, Oakham, LE15 7LG

 **NEWTON FALLOWELL**



Key Features

- Semi Detached
- Three Spacious Bedrooms
- Well Presented
- Driveway Parking
- Easy Access to The Town Centre
- Enclosed Rear Garden
- Ideal First Time Purchase or Investment
- EPC Rating D
- Freehold

£230,000





Situated within only a short drive from Oakham's popular market town centre and train station is this well presented three-bedroom semi-detached home. The property offers three spacious bedrooms, living room, kitchen, a downstairs bathroom, and WC on the first floor. Externally the property offers a driveway providing off road parking, a low maintenance front garden that can offer more off-road parking if needed and a good size enclosed rear garden complete with patio seating area.



Sitting over two floors and entering via the front door you are welcomed by the entrance hall, where the stairs flow to the first-floor landing and doors lead into the accommodation. The light and airy living room sits to the front of the home and offers a good size storage cupboard. The modern kitchen sits to the rear offering floor-to-wall base units, space for freestanding white goods, electric oven, and electric hob, with double French doors opening onto the rear garden. The modern three-piece family bathroom finishes the downstairs accommodation. From the first-floor landing, you will find three bedrooms, described as two doubles and a single as well as a separate W.C.



To the front of the property, you will find a driveway that provides off road parking and a low maintenance front garden that is laid to gravel. The rear garden is laid to lawn with a separate patio seating area and enclosed by timber fencing.

Room Measurements

Entrance Hall 2.02m x 1.30m (6'7" x 4'4")

Living Room 5.48m x 3.01m (18'0" x 9'11")

Kitchen 3.49m x 3.35m (11'6" x 11'0")

Bathroom 2.30m x 1.13m (7'6" x 3'8")

First Floor Landing 2.26m x 1.74m (7'5" x 5'8")

Bedroom One 3.51m x 3.50m (11'6" x 11'6")

Bedroom Two 3.51m x 3.01m (11'6" x 9'11")

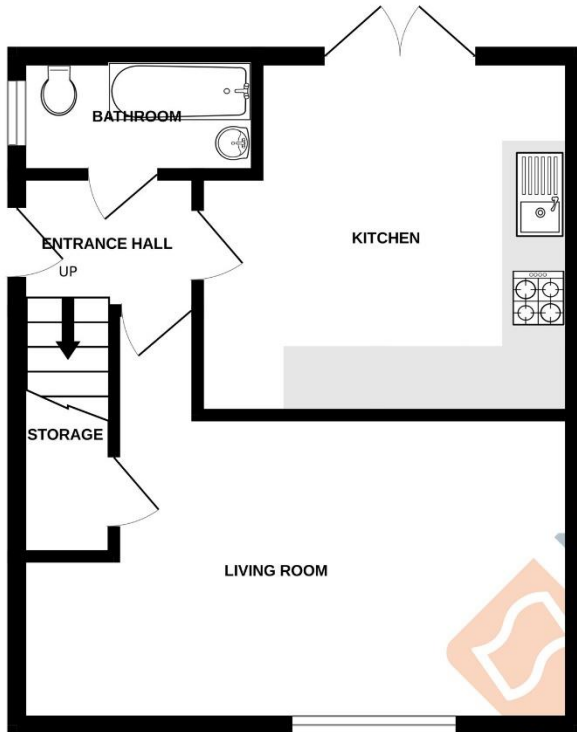
Bedroom Three 3.50m x 1.86m (11'6" x 6'1")

WC 1.86m x 0.85m (6'1" x 2'10")

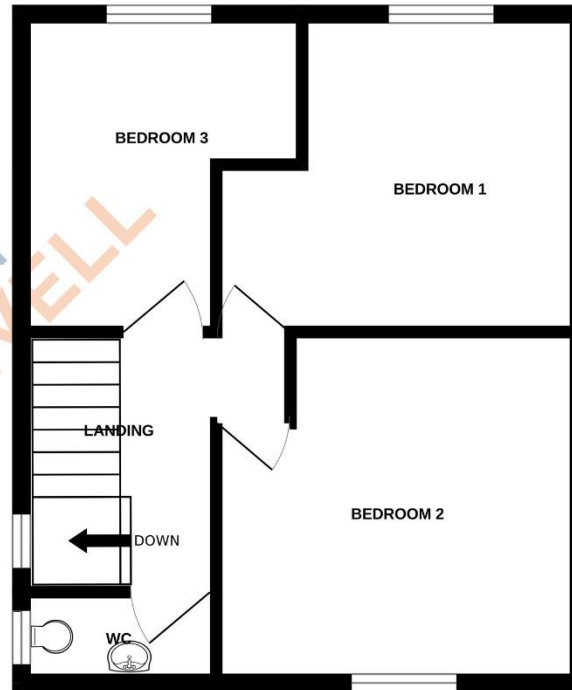
Agent Note

This property is of non-standard construction but has a PRC certificate (available on request), making it suitable for mortgage buyers.

GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



BURLEY CRESCENT , ASHWELL LE15 7LG

TOTAL FLOOR AREA : 737 sq.ft. (68.4 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
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: A

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.