



129 Brooke Road, Oakham, LE15 6HQ

 **NEWTON FALLOWELL**



Key Features

- Period Terrace Property
- Two Double Rooms
- Two Reception Rooms
- Period Features
- Downstairs W.C & Utility Area
- Ideal First Time Purchase
- Large Enclosed Rear Garden
- Close To The Town Centre
- EPC Rating D
- Freehold

£240,000





Situated within a popular location only a short walk into the town centre, is this period red brick Victorian mid-terrace home. Offering two reception rooms, a kitchen, utility/WC, two double bedrooms, a four-piece bathroom, and a large rear garden. The property would make an ideal home for anyone wanting a property with period features with modern convenience.



Set over two floors, you approach the property through the front garden, the front door leads you into the light and airy living room with a feature fireplace with wood burner and an exposed brick chimney. Further from here, the dining room is in the centre of the home, flowing into the galley style kitchen. The kitchen is fitted with a range of wall and base units and space for freestanding white goods, this room has a view over the first section of the garden and leads to the downstairs WC and utility area. From the first-floor landing, you have two spacious double bedrooms, with the master boasting a traditional fireplace and storage cupboard. The spacious four-piece bathroom is positioned at the back of the home, with further built in storage.



Externally the property is well kept, with a small front garden and path leading to the UPVC front door. The rear south-west facing garden is split into two sections. The first is a small, enclosed courtyard space directly from the kitchen, a path leading down the back of the property then partitions the second part of the garden which is mostly laid to lawn with borders of well-established plants and trees further leading to a large decked area suitable for entertaining. There is also side access around the neighbouring properties for rear access.

Room Measurements

Living Room 3.68m x 3.64m (12'1" x 11'11")

Dining Room 3.64m x 3.32m (11'11" x 10'11")

Kitchen 3.93m x 2.06m (12'11" x 6'10")

WC/Utility Room 1.90m x 1.08m (6'2" x 3'6")

Bedroom One 3.68m x 3.36m (12'1" x 11'0")

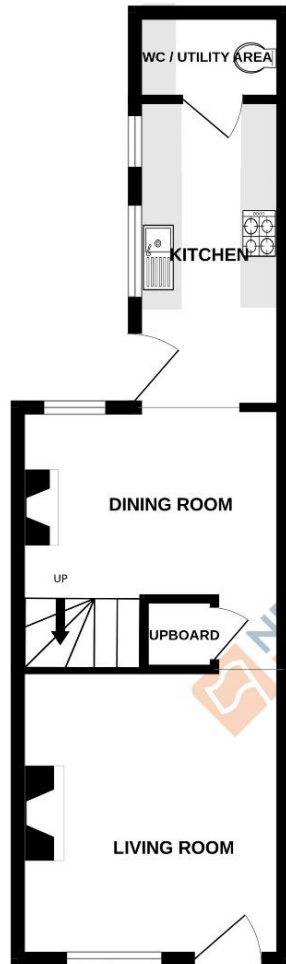
Bedroom Two 3.47m x 2.75m (11'5" x 9'0")

Bathroom 3.85m x 1.92m (12'7" x 6'4")

Parking

The property is positioned towards the middle of Brooke Road. There isn't any allocated parking or driveway, however, as there are no double yellow lines, there is plenty of availability for on-street parking, with no permits required.

GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



BROOKE ROAD, OAKHAM LE156HQ

TOTAL FLOOR AREA : 685 sq.ft. (63.6 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		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
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.