



5 Snowdon Avenue, Oakham, LE15 6PL

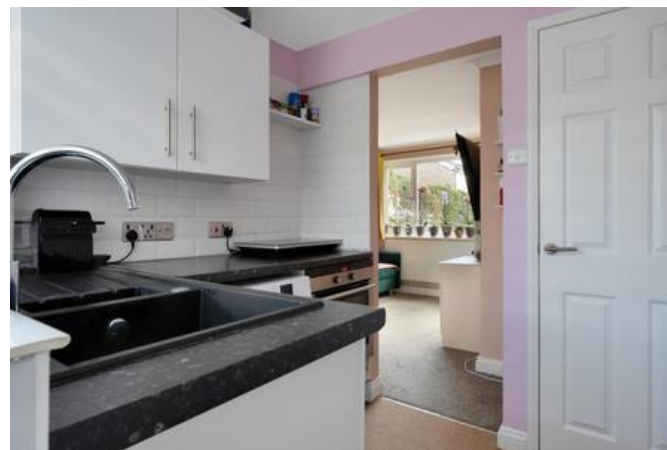
 **NEWTON FALLOWELL**



## Key Features

- Terrace Property
- One Bedroom
- Enclosed Rear Garden
- Well Presented
- Easy Access To The Town Centre
- Ideal First Time Purchase
- NO CHAIN
- EPC Rating C
- Freehold

£160,000





Offered for sale with NO ONWARD CHAIN and situated within a popular part of Oakham, is this one-bedroom mid-terraced home. Making an ideal first-time purchase or investment. Presented to a high standard throughout this ideal starter home is in a move-in condition and offers a kitchen, living room, one bedroom, and a three-piece shower room. An internal viewing is essential at the earliest opportunity.

Sitting over two floors the property is entered via a useful porch area. From here you have access to the useful downstairs W.C. and kitchen. The kitchen is fitted with wall-to-floor units and offers a useful under-stairs storage cupboard and a view out to the front aspect. From the kitchen, you access the living room that has views to the front and rear aspect. At the rear of the property is a porch that offers access to the rear garden and stairs to the first floor.

Upstairs the landing offers a useful storage cupboard, from the landing you access the double bedroom that features a built-in wardrobe and the newly replaced shower room, with walk-in shower, and vanity unity.

Externally the property is well kept with a low maintenance front garden that is laid to gravel and an enclosed rear garden that offers a large block paved seating area and a wooden storage shed.

### Room Measurements

Lounge/Diner 3.09m x 5.15m (10'1" x 16'11")

Kitchen 1.84m x 2.37m (6'0" x 7'10")

W.C 0.84m x 1.27m (2'10" x 4'2")

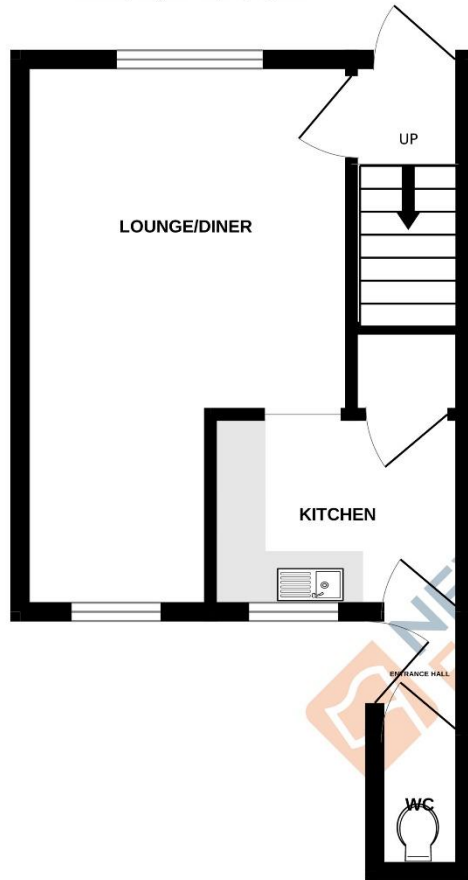
Landing 1.92m x 1.76m (6'4" x 5'10")

Bedroom 3.09m x 3.31m (10'1" x 10'11")

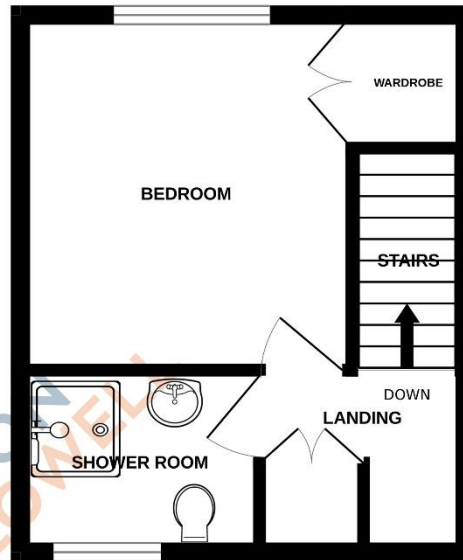
Shower Room 1.70m x 2.23m (5'7" x 7'4")



GROUND FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



1ST FLOOR  
224 sq.ft. (20.8 sq.m.) approx.



SNOWDON AVENUE, OAKHAM LE156PL

TOTAL FLOOR AREA : 476 sq.ft. (44.2 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		90 B
69-80	C	69 C	
55-68	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.