



24 New Street, Oakham, LE15 6BA

 **NEWTON FALLOWELL**

2 1 2

Key Features

- Period Terrace Property
- Two Double Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden With Outbuilding
- Easy Access To The Town Centre
- Requires Refurbishment
- Ideal Project Or Investment
- NO CHAIN
- EPC Rating D
- Freehold

£180,000





Located in the heart of Oakham is this two-bedroom period mid-terrace property located only a stone's throw from the market town centre & train station. Being sold with NO ONWARD CHAIN the property offers a separate living and dining room, kitchen, two double bedrooms, and a three-piece bathroom. This property requires refurbishment and would make an ideal investment or project. This will not hang around for long!



Sitting over two floors the property is entered via the front aspect and into the entrance hall where stairs flow to the first-floor landing and there are doors to the lounge and dining room. The lounge sits to the front of the and offers views to the front aspect. The dining room offers a window to the rear aspect and access to the rear lobby. From the rear lobby, you access the kitchen which is fitted with a range of floor-to-ceiling units and offers an integrated hob and oven. There is access from the kitchen to the enclosed rear courtyard garden. From the first floor's landing, you will find two double bedrooms, as well as a three-piece bathroom.



Externally the property is easy to maintain with a rear enclosed courtyard garden complete with a brick-built outbuilding that would be suitable for a range of uses. Permit parking can be applied which will allow parking to the front aspect (subject to availability).

Room Measurements

Entrance Hall 3.97m x 0.86m (13'0" x 2'10")

Lounge 3.58m x 3.35m (11'8" x 11'0")

Dining Room 3.72m x 3.66m (12'2" x 12'0")

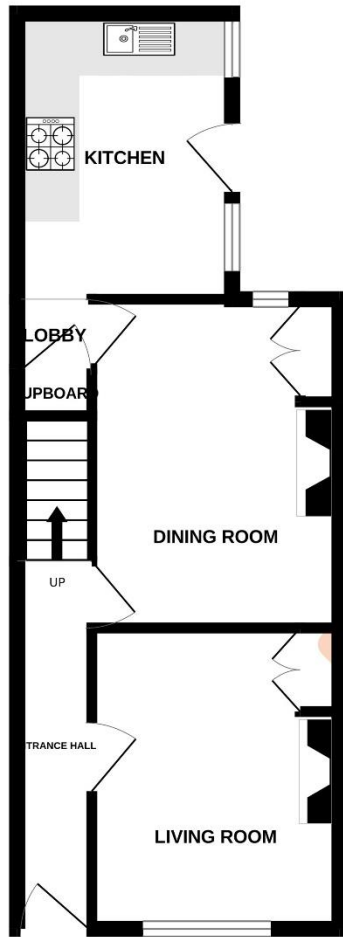
Kitchen 3.17m x 2.37m (10'5" x 7'10")

Bedroom One 4.60m x 3.34m (15'1" x 11'0")

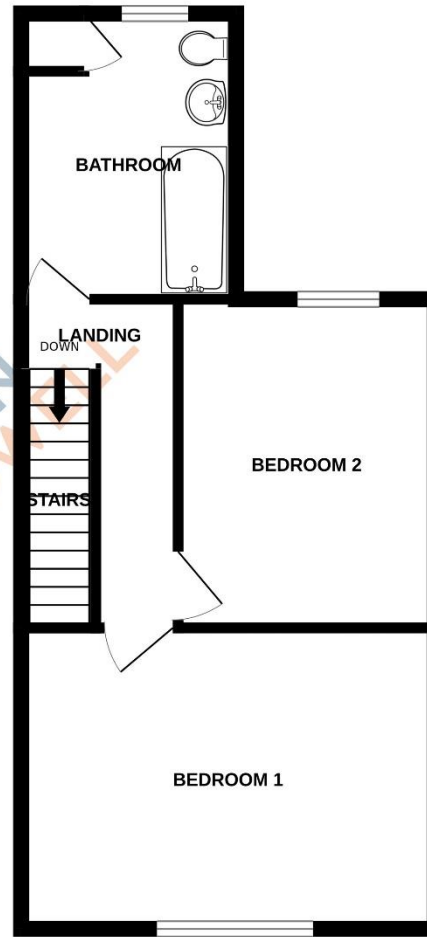
Bedroom Two 3.97m x 3.68m (13'0" x 12'1")

Bathroom 3.24m x 2.45m (10'7" x 8'0")

GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.7 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		87 B
69-80	C		
55-68	D	66 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.