



Ribble Walk, Oakham, LE15 6SS

 **NEWTON FALLOWELL**

 2  1  1

Key Features

- Well Proportioned Family Home
- Two Double Bedrooms
- Spacious Kitchen/Dining Room
- Generous Rear garden
- Close to Town & Local Schools
- Single Garage + Parking
- Perfect First Property
- EPC Rating D

£875 PCM





Available To Let Situated within a quiet cul-de-sac close to the Town Centre & Local Amenities is this two bedroom mid terrace house offering deceptively spacious accommodation throughout including a fitted kitchen / breakfast room, generous living room and two excellent double bedrooms.

The property is initially entered in to the porch area with useful shoe storage. The porch leads through to the spacious living room, with easy keep laminate flooring and presents the stairs to the first floor. The large picture window to the front aspect floods the room with light, and a further door leads into the kitchen. This large room benefits from a tiled floor, fitted wall and floor units with an abundance of worktops, freestanding appliances and door to the garden. There is ample room for a dining table, enabling this room to really become the heart of the property. Back into the living room and up the stairs, the first floor landing connects the two very good sized double bedrooms and the family bathroom.

The property is positioned on good plot with a generous rear garden. Additionally, there is the benefit of a garage 'en bloc' and one allocated parking space. We would highly recommend an internal viewing of this property to truly appreciate the accommodation on offer; contact Newton Fallowell, Oakham to arrange!

Entrance Hall 1.24m x 1.12m

Living Room 5.13m x 3.61m

Kitchen/Dining Room 4.50m x 3.61m

First Floor Landing

Bedroom 1 4.24m x 3.61m

Bedroom 2 3.58m x 3.05m

Bathroom 2.44m x 1.93m

Outside

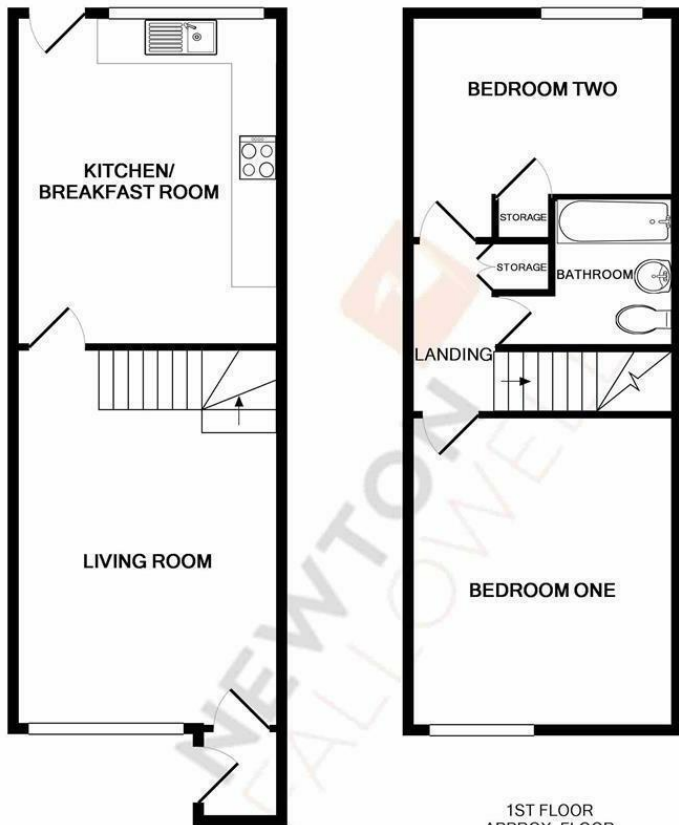
Lawned front garden with a paved walkway leading to the front door. Enclosed rear garden, mainly laid to lawn with paved patio and gate leading out to the parking area. Single garage and parking space in front.

Single Garage 5.00m x 2.51m

With parking space in front.

Pets

The Landlord of this Property will not consider applicants with Pets

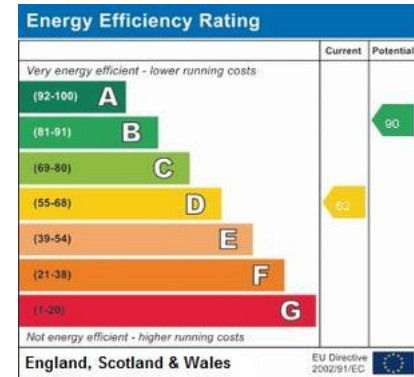


1ST FLOOR
APPROX. FLOOR
AREA 375 SQ.FT.
(34.8 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 763 SQ.FT. (70.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2017



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.