



10 Coleridge Way, Oakham, LE15 6GA

 **NEWTON FALLOWELL**



## Key Features

- 25% Shared Ownership Also Available
- Two Double Bedrooms
- Downstairs W.C
- Lounge / Diner
- Enclosed Rear Garden
- Allocated Parking Space
- Popular Location
- Ideal First Time Purchase
- EPC Rating C
- Freehold

**£205,000**





Situated on a quiet cul-de-sac, just off Cold Overton Road, is this well-presented two-bedroom mid-terrace property. Being sold with NO CHAIN, this property offers an excellent opportunity to get onto the property ladder. It boasts an ideal location within walking distance from Oakham's historic market town centre, train station, and local schools. The property features a spacious open-plan lounge/diner, a convenient downstairs WC, Two double bedrooms, a family shower room, a low maintenance rear garden, and comes complete with an off-road parking space.



Upon entering the property through the front aspect, you are welcomed into a bright and airy lounge/diner that gives access to the downstairs W.C. and kitchen. The kitchen is fitted with wall-to-floor units and features an integrated hob & oven, space and plumbing for a washing machine, and access to the rear garden. The staircase leads to the first-floor landing, providing access to the two double bedrooms and family shower room.



Externally, the property offers a fully enclosed low maintenance rear garden complete with a large patio seating area that would be ideal for entertaining, and a gate that leads to the allocated off-road parking space.

### Room Measurements

Living Room 6.08m x 3.92m (19'11" x 12'11")

Kitchen 3.92m x 2.58m (12'11" x 8'6")

WC 1.79m x 1.69m (5'11" x 5'6")

Bedroom One 3.91m x 3.89m (12'10" x 12'10")

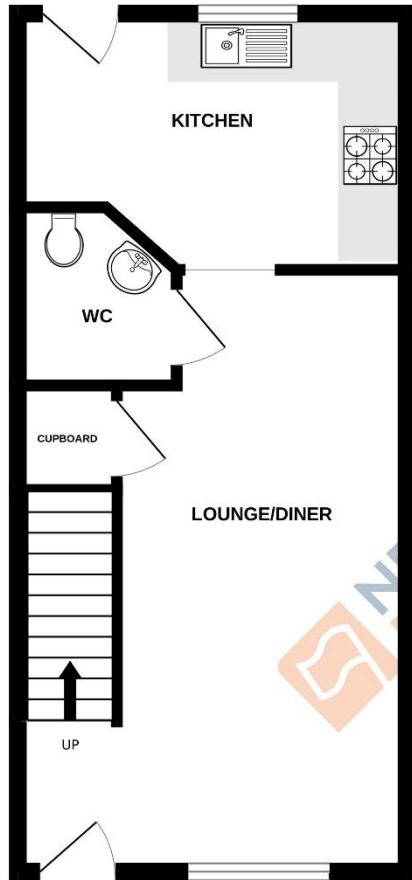
Bedroom Two 3.91m x 3.15m (12'10" x 10'4")

Shower Room 2.47m x 1.81m (8'1" x 5'11")

### Management Company Information

The property is liable to pay an annual management company charge for the maintenance and upkeep of the common areas within the development. We are advised that the current charge is £17.98 per property, per month and is reviewable on an annual basis. £5.96 PCM would also be payable to Platform for the grounds maintenance. Contact Newton Fallowell for further information.

GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



COLERIDGE WAY, OAKHAM LE156GA

TOTAL FLOOR AREA: 732 sq.ft. (68.0 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	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: 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.