



15 Ribble Walk, Oakham, LE15 6SS

 **NEWTON FALLOWELL**

2 1 1

## Key Features

- Mid Terrace
- Two Double Bedrooms
- Modern Fitted Kitchen/Diner
- Single Garage (In a block)
- Enclosed Rear Garden
- Ideal First Time Purchase Or Investment
- Popular Location
- NO CHAIN
- EPC Rating D
- Freehold

£195,000





Situated within a quiet cul-de-sac close to the town centre and local amenities is this modern two-bedroom mid-terrace home being sold with NO CHAIN and offering deceptively spacious accommodation throughout including a modern kitchen/diner, spacious living room, two double bedrooms, family bathroom, parking, single garage, and an enclosed rear garden. The property would make an ideal first-time purchase or investment. CALL TO VIEW!



As you enter the property from the paved walkway and front door, you are welcomed by the useful entrance hall. From here you lead through to the spacious living room with open stairs to the first-floor landing and a full-length double-glazed window to the front aspect providing ample light to the room. A door then leads through to the spacious kitchen/diner that has modern fitted units and space for a dining room table. A door then leads out to the enclosed rear garden. From the first floor landing you have two very generous double bedrooms and a three-piece bathroom suite.



Externally, the property offers a low-maintenance frontage with a small section of lawn. To the rear is an enclosed garden that is mainly laid to lawn with borders of plants and shrubs and also offers a useful wooden storage shed.

### Room Measurements

Porch 1.39m x 1.14m (4'7" x 3'8")

Lounge 5.11m x 3.66m (16'10" x 12'0")

Kitchen/Dining Room 4.52m x 3.68m (14'10" x 12'1")

Bedroom One 4.22m x 3.65m (13'10" x 12'0")

Bedroom Two 3.68m x 2.42m (12'1" x 7'11")

Bathroom 2.51m x 2.01m (8'2" x 6'7")



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TOTAL FLOOR AREA : 900 sq.ft. (83.6 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		86 B
69-80	C		
55-68	D	60 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.