



5 Waltham House, Oakham, LE156RH

 **NEWTON FALLOWELL**





## Key Features

- End Of Terrace Bungalow
- One Double Bedroom
- Modern En-Suite Shower Room
- Open Plan Lounge/Diner
- Fitted Kitchen
- Easy Access To The Town Centre
- Allocated Off Road Parking
- Ideal First Time Purchase Or Investment
- EPC Rating C
- Freehold

**£135,000**





Positioned within the heart of Oakham and only a short walk from the bustling town centre and local amenities is this well-presented end-of-terrace bungalow boasting light and airy accommodation including an open plan lounge/diner, separate fitted kitchen, spacious bedroom, and a useful ensuite shower room. Situated on a private plot, with an allocated parking space and a low-maintenance courtyard garden. Offered for sale with no onward chain, this delightful property would make an ideal first time purchase or investment.

### Room Measurements

Kitchen 2.66m x 2.04m (8'8" x 6'8")

Lounge 5.67m x 2.63m (18'7" x 8'7")

Bedroom One 2.77m x 2.69m (9'1" x 8'10")

Ensuite 2.69m x 1.15m (8'10" x 3'10")

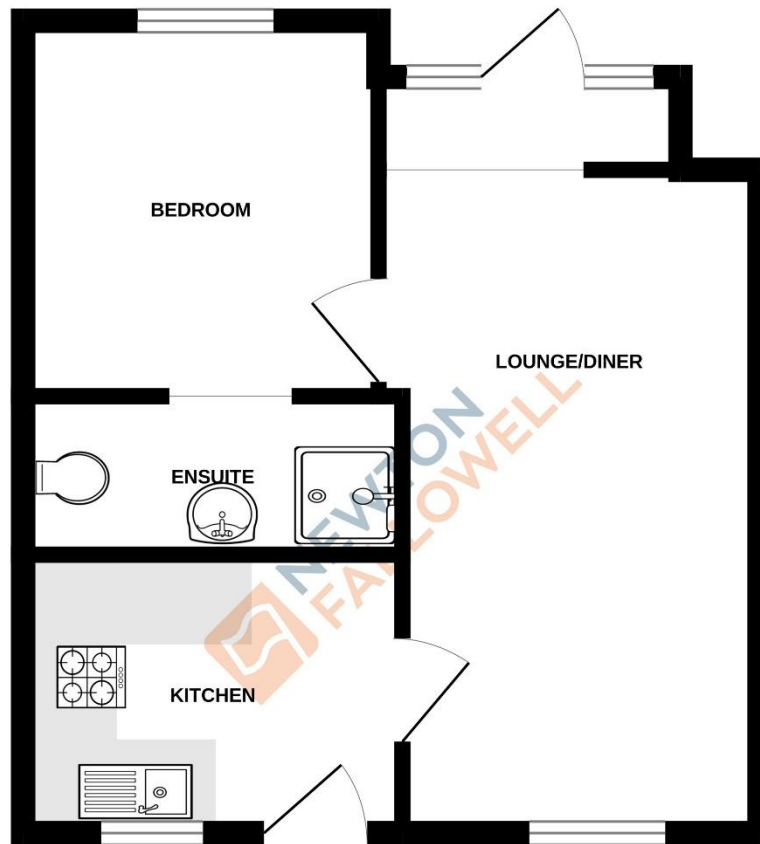


As you approach the property from the front, the UPVC door leads into the fitted kitchen that boasts an integrated electric hob & oven, inset stainless steel sink and drainer + mixer tap, and space and plumbing for a washing machine. Leading from the kitchen is the open-plan lounge diner that features laminate flooring and a door to the rear courtyard. Accessed from the lounge/diner is the bedroom that boasts its own ensuite shower room that is fully tiled and includes a shower cubicle with folding door, close coupled W.C with half and full flush, modern square wash hand basin inset to a vanity unit, and a heated towel rail.



Externally the property offers an allocated off-road parking space and an enclosed low-maintenance rear courtyard. CALL TO VIEW!

GROUND FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



WALTHAM HOUSE, OAKHAM LE156RH

TOTAL FLOOR AREA : 332 sq.ft. (30.9 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		91 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.

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