



35 Melton Road, Oakham, LE15 6AX

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Period Mid Terrace Property
- For Sale Via Online Auction
- Three Bedrooms
- Two Reception Rooms
- On Street Parking
- Town Centre Location
- Enclosed Rear Garden
- Requires Modernisation
- Ideal First Time Purchase Or Investment
- EPC Rating D

Starting Bid £190,000





Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £190,000

Situated within a popular location only a short walk into the town centre, is this period Victorian mid-terrace property. Offering two reception rooms, a kitchen, a garden room, three bedrooms, a three-piece bathroom, and an enclosed rear garden. The property would make an ideal home for anyone wanting a property with period features and the ability to make it their own.

Set over two floors, you access the property through the front door that leads to an entrance porch that in turn leads to the main hallway. From the main hallway you have access to the Lounge that offers a feature bay window to the front aspect and access to the dining room. The dining room features a fireplace and a window to the rear aspect. Accessed from the dining room is the kitchen that offers floor-to-ceiling units and an inset log burner. Located at the rear of the kitchen is the garden room that offers a sliding door out to the rear garden. Upstairs the property offers three bedrooms described as two double and a single. The family bathroom offers a modern three-piece suite and is majority tiled.

Externally the property features an enclosed rear garden with borders of plants and shrubs and a useful wooden storage shed.

The property is being sold via a transparent online auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Room Measurements

Entrance Hall 1.21m x 1.04m (4'0" x 3'5")

Hall 3.61m x 1.21m (11'10" x 4'0")

Living Room 4.29m x 3.66m (14'1" x 12'0")

Dining Room 5.02m x 3.07m (16'6" x 10'1")

Kitchen 5.70m x 3.04m (18'8" x 10'0")

Garden Room 1.76m x 1.72m (5'10" x 5'7")

First Floor Landing 5.54m x 0.98m (18'2" x 3'2")

Bedroom One 5.02m x 3.66m (16'6" x 12'0")

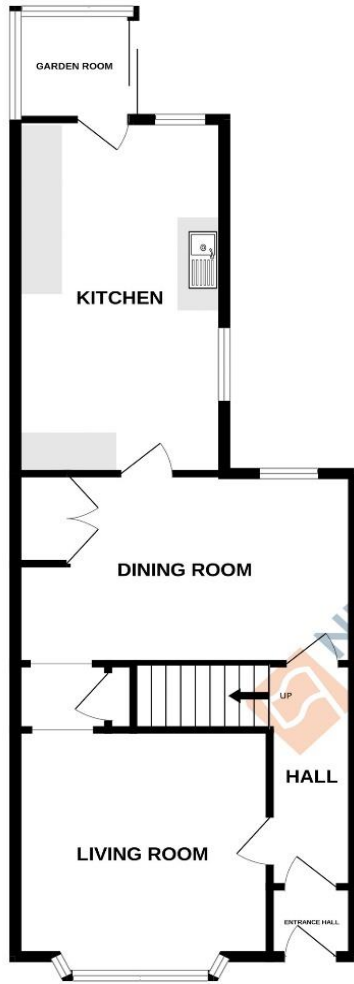
Bedroom Two 4.02m x 3.07m (13'2" x 10'1")

Bedroom Three 2.99m x 2.41m (9'10" x 7'11")

Bathroom 2.42m x 1.91m (7'11" x 6'4")

Agent Note: The property has a current access/boundary dispute, this relates to the right of way through the passageway to the right-hand side of the property, adjoining to 33 Melton Road, as well as the position of the party boundary fence and gate to the rear of the property. Further details of this will be provided in the legal pack or please contact us further information.

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



MELTON ROAD, OAKHAM LE156AX

TOTAL FLOOR AREA: 1262 sq.ft. (117.2 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		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: D

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.