



24 Chepstow Court, Barleythorpe, Oakham, LE15 7TT



NEWTON FALLOWELL



Key Features

- Modern Mid Terrace
- Three Bedrooms
- En-Suite To Master & Built In Wardrobes
- Kitchen / Diner
- Downstairs W.C
- Garage + Off Road Parking
- Enclosed Landscaped Rear Garden
- Desirable Location
- EPC Rating B
- Freehold

Guide Price £240,000 - £250,000





Positioned within the edges of the popular "Oakham Heights" development with easy access to local schools, train station, and amenities and being sold with NO CHAIN is this modern three-bedroom terrace property. The property sits on a good-sized plot with a low-maintenance rear garden along with driveway parking and a single garage below a coach house to the rear. The property would make an ideal first-time purchase or investment.

As you approach the property from the front, the entrance door leads into a useful entrance hallway that grants access to the downstairs W.C. and living room. The living room sits to the front of the property and features a window to the front street scene and a door to the rear lobby. From the rear lobby, you have stairs to the first floor and a door to the kitchen/diner. Positioned at the rear of the property the kitchen/diner is the heart of the home and boasts a modern fitted kitchen with built-in appliances including an inset hob, integrated oven and a dishwasher, a useful storage cupboard, and double French doors to the rear garden. Upstairs the property offers three bedrooms with the master sitting to the rear of the property and boasting two built-in wardrobes and an en-suite shower room. Bedrooms two and three sit to the front of the property and both offer a view to the front aspect. Completing the upstairs accommodation is the family bathroom which is fitted with a modern three-piece suite and is partly tiled.

Externally the property is positioned on a delightful plot with a low-maintenance front garden. The rear garden is fully enclosed and also of a low-maintenance design and

features a large patio seating area that would be ideal for entertaining and a feature wooden raised flowerbed.

Entrance Hall 1.38m x 1.48m (4'6" x 4'11")

Downstairs W.C 1.07m x 1.60m (3'6" x 5'2")

Lounge 3.49m x 4.50m (11'6" x 14'10")

Rear Lobby 1.05m x 1.08m (3'5" x 3'6")

Kitchen/Diner 3.49m x 4.55m (11'6" x 14'11")

Landing 1.20m x 2.40m (3'11" x 7'11")

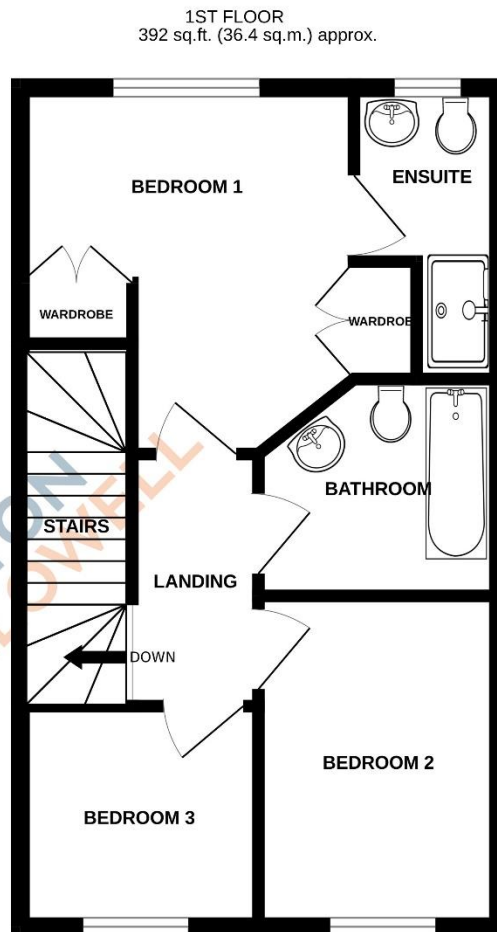
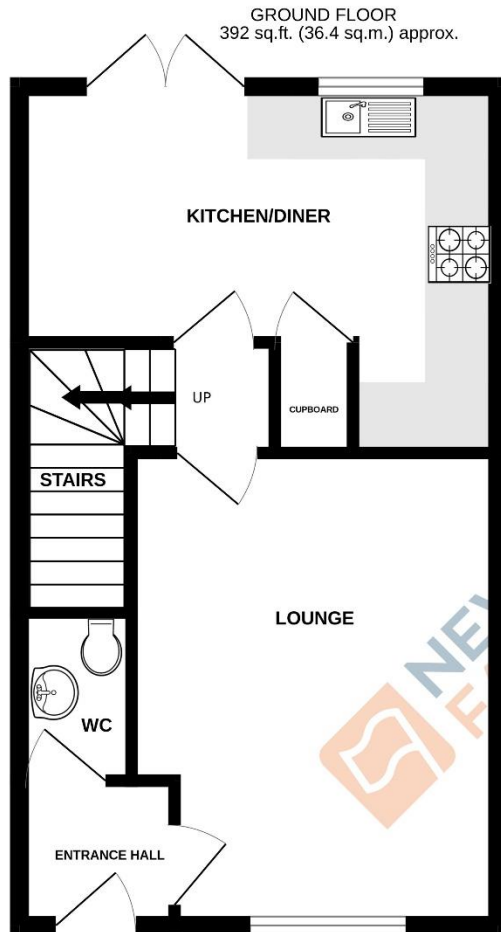
Bedroom One 3.18m x 3.49m (10'5" x 11'6")

En-Suite 1.38m x 2.77m (4'6" x 9'1")

Bedroom Two 2.29m x 3.15m (7'6" x 10'4")

Bedroom Three 2.10m x 2.27m (6'11" x 7'5")

Family Bathroom 2.06m x 2.29m (6'10" x 7'6")



CHEPSTOW COURT, BARLEYTHORPE, OAKHAM LE157TT

TOTAL FLOOR AREA : 783 sq.ft. (72.8 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		96 A
81-91	B	83 B	
69-80	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.