



45 Dean Street, Oakham, LE15 6AF

 **NEWTON FALLOWELL**

2 1 2

Key Features

- Period Mid Terrace
- Two Double Bedrooms
- Two Reception Rooms
- Four Piece Family Bathroom
- Enclosed Rear Garden
- Desirable Location
- Easy Access To The Town Centre
- NO CHAIN
- EPC Rating D
- Freehold

Sale by tender £160,000





Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000

This charming mid-terraced two-bedroom property is ideally located in the heart of Oakham, close to local amenities and the train station. It presents a great opportunity for both investors and first-time buyers, with plenty of room for improvement. The property features two reception rooms, a kitchen, a WC, a boot room, a four-piece bathroom and two double bedrooms. Given the property's location and potential, an internal viewing is highly recommended.



Upon entering from the front, you'll find a bright and spacious living room boasting a gas fireplace and a window overlooking the front. A doorway leads to the dining room, which offers ample space. From the dining room, a door provides access to the kitchen, equipped with a range of floor and wall base units. Off the back of the kitchen is a separate WC. The kitchen also offers access to the boot room leading to the rear garden. Moving upstairs, the first-floor landing leads to two spacious double bedrooms and the four-piece bathroom.



The rear garden features a partially lawned area with various shrubs and borders, enclosed by timber fencing and a historical wall made up of bricks and bottles.

Room Measurements

Living Room 3.34m x 3.34m (11'0" x 11'0")

Dining Room 3.3m x 3.35m (10'10" x 11'0")

Kitchen 2.03m x 3.11m (6'8" x 10'2")

Boot Room 1.14m x 2.26m (3'8" x 7'5")

WC 1.24m x 1.42m (4'1" x 4'8")

Bedroom One 3.34m x 3.35m (11'0" x 11'0")

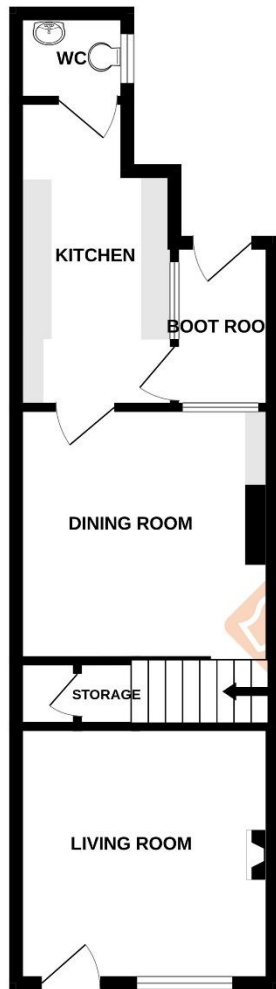
Bedroom Two 2.42m x 3.31m (7'11" x 10'11")

Bathroom 2.05m x 3.12m (6'8" x 10'2")

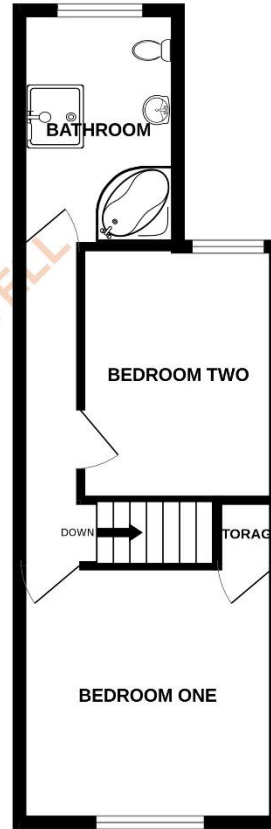
Agents Note

A damp survey was conducted on 27th October 2023 and identified areas of remedial work required. A further survey of the roof was conducted on the 1st August 2024 which recommends replacement of the roof. Contact Newton Fallowell for further information.

GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



DEANS STREET, OAKHAM, LE15 6AF

TOTAL FLOOR AREA: 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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	61 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.