



28 Tollesbury Avenue, Oakham, LE15 7WE

 **NEWTON FALLOWELL**



2 1 1

## Key Features

- Modern Mid Terrace
- Two Double Bedrooms
- Kitchen/Diner
- Downstairs W.C & Utility Area
- Enclosed Rear Garden
- Allocated Off Road Parking Space
- Presented To A High Standard
- Popular Location
- EPC Rating B
- Freehold

£215,000





Positioned in the heart of Barleythorpe within easy access to Oakham's popular market town centre, local train station, and schools is this well-presented modern mid-terraced home. A fantastic purchase for a first-time buyer or investor, this two-bedroom home is presented to a high standard and features a stunning low-maintenance rear garden & allocated off road parking space. Accommodation briefly comprises a living room, kitchen/diner, downstairs W.C & Utility, two double bedrooms, and a family bathroom. CALL TO VIEW!

As you enter the property via the front door you step into the light and airy living room that offers a window to the front aspect, wood panelling to one wall, wood laminate flooring, stairs to the first floor, and a useful under-stairs storage cupboard. Flowing through from the lounge is the downstairs W.C. & utility area that boasts a close coupled W.C. with half and full flush, a pedestal wash hand basin, and space and plumbing for a washing machine. From here you enter the kitchen/diner that boasts a gloss tiled floor, integrated hob & oven with extractor, integrated fridge/freezer, integrated dishwasher, and an inset stainless-steel sink and drainer with restaurant-style mixer tap. Opening out from the kitchen are double French doors that lead out to the rear garden. Upstairs the property offers two double bedrooms with bedroom two sitting to the rear of the property and offering a built-in wardrobe and a view to the rear aspect. The main bedroom sits to the front of the property and boasts built-in storage and a view of the front street scene. Completing the upstairs accommodation is the family bathroom that is majority tiled and features a panel bath with shower & screen, close coupled W.C. with half and full flush, and a pedestal wash hand basin.



Externally the property offers a fully enclosed low maintenance rear garden that has a large patio seating area with a stone chip border suitable for entertaining, a small section of artificial grass, and a rear access gate.





### Room Measurements

Lounge 4.15m x 3.73m (13'7" x 12'2")

Kitchen 3.72m x 2.47m (12'2" x 8'1")

Bedroom One 3.1m x 2.72m (10'2" x 8'11")

Bedroom Two 3.67m x 2.72m (12'0" x 8'11")

Bathroom 1.96m x 1.7m (6'5" x 5'7")

### Residents Management Company

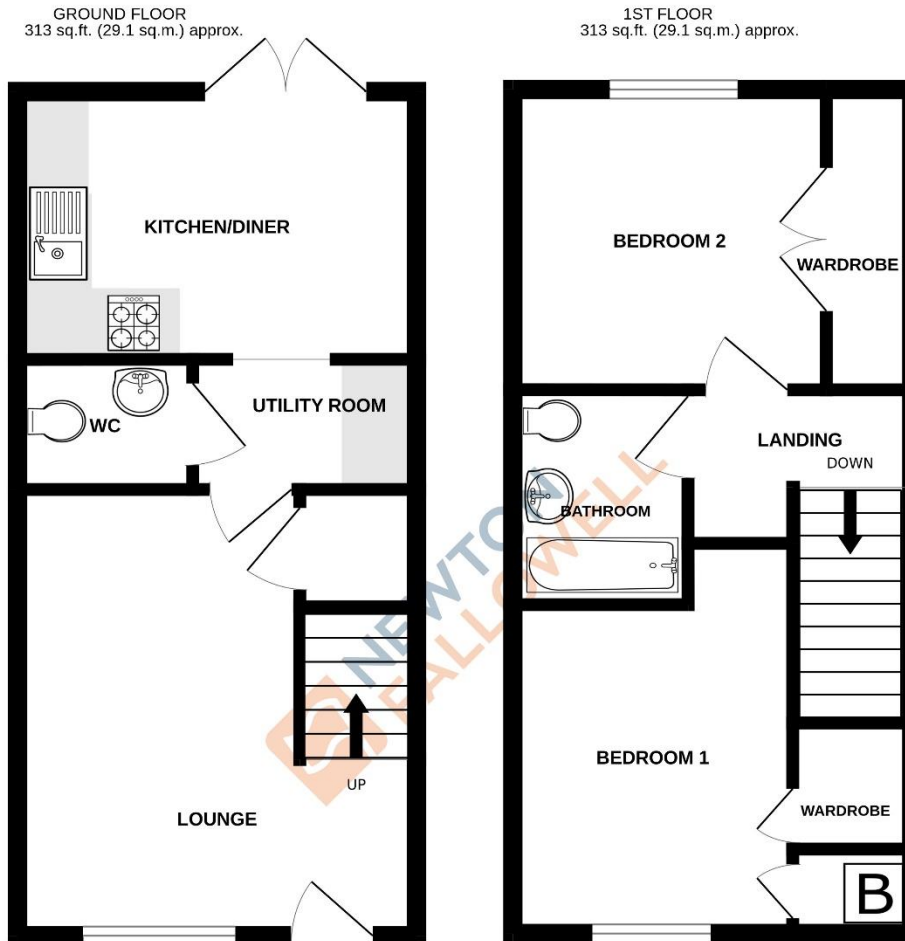
The property is liable to pay an annual charge to Oakham Heights Residents Management Company for the maintenance and upkeep of the common areas within the Oakham Heights development. We are advised that the current charge is £166.15 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.











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TOTAL FLOOR AREA : 627 sq.ft. (58.2 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	89 B	90 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.