



14 New Street, Oakham, LE15 6BA

 **NEWTON FALLOWELL**

 2  1  1

Key Features

- Well Presented Terraced Home
- Two Double Bedrooms
- Modern Ground Floor Shower Room
- Low Maintenance Garden
- Open Plan Kitchen & Dining Area
- Easy Access to Town Centre & Train Station
- Ideal First Home or Investment Opportunity
- No Onward Chain

FRS 2011-12

£179,950





Set within the heart of Oakham's bustling town centre, only a short walk from the train station and local amenities is this very well-presented home boasting an open plan kitchen & dining area, a separate living room, ground floor shower room and two double bedrooms. Creating an ideal first home, lock up and leave or investment opportunity, the property benefits from a low maintenance rear garden and access to on-street permit parking to the front. Internal viewings are strongly encouraged.

As you approach the property from the front, the uPvc front door leads into a cosy living area with a window looking over the street scene and a fireplace creating a focal point to the room. Exposed stone walls and beams retain the character of the property, whilst having a modern twist. The kitchen and dining area creates an ideal entertaining space with ample space for a table and chairs. The kitchen area is mainly fitted with wall and base units along with a built-in electric oven, halogen hob and space for two undercounter appliances. The ground floor is completed by a modern three-piece shower room, fitted with a walk-in shower, WC and basin. From the first floor landing, you have two spacious bedrooms, with characterful features.

The property sits on an easy-to-maintain plot within the centre of Oakham, the rear garden is easy to maintain with an area laid to decking and then a paved patio. A useful shed creates ideal storage, and the garden is enclosed by timber fencing. Contact Newton Fallowell today for your first opportunity to view.

Room Measurements

Lounge 3.42m x 3.26m (11'2" x 10'8")

Dining Room 3.58m x 2.48m (11'8" x 8'1")

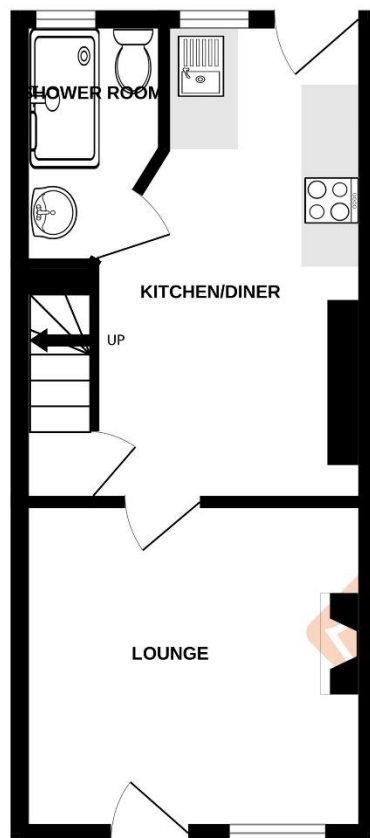
Kitchen 1.94m x 1.17m (6'5" x 3'10")

Bathroom 2.39m x 1.39m (7'10" x 4'7")

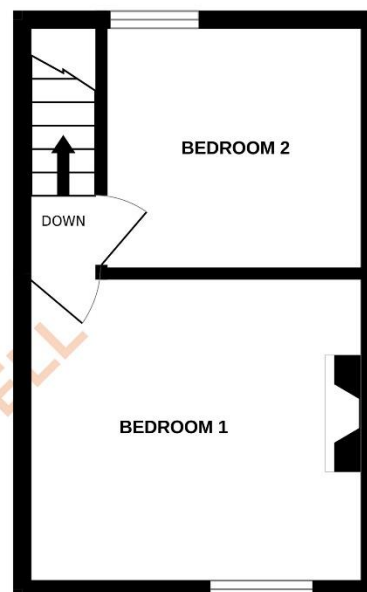
Bedroom One 3.38m x 3.26m (11'1" x 10'8")

Bedroom Two 2.64m x 2.5m (8'8" x 8'2")

GROUND FLOOR
284 sq.ft. (26.3 sq.m.) approx.



1ST FLOOR
202 sq.ft. (18.8 sq.m.) approx.



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TOTAL FLOOR AREA: 486 sq.ft. (45.1 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
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: 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.