



12 Jubilee Court, Oakham, LE15 6NG

 **NEWTON FALLOWELL**



Key Features

- Modern Three-Storey Town House
- Two Double Bedrooms & One Single Bedroom
- Family Bathroom & Master To En-Suite
- Spacious Reception Rooms Across Two Floors
- Fresh Decoration & Carpets
- Easy-Maintenance Courtyard Garden
- Off-Street Parking via. One Allocated Space
- Convenient Central Oakham Location Within Minutes Walk Of The Train Station
- NO ONWARD CHAIN!
- EPC Rating C
- Freehold

Guide Price: £250,000 - £265,000





Located on the historic Northgate, just moments from the centre of Oakham, this well-presented three-bedroom terraced townhouse offers spacious, modern accommodation arranged over three floors — ideal for first-time buyers, investors, or young professionals seeking a turnkey home in a prime location and benefiting from NO ONWARD CHAIN!

Recently redecorated and newly carpeted throughout, the property is offered in excellent condition and ready to move into. The ground floor features a generous kitchen/breakfast room to the rear, offering ample cupboard and worktop space, and access to courtyard garden. To the front of the property, a study provides a versatile additional reception space or alternatively could be used as a fourth bedroom. A convenient WC completes the ground floor.

The first floor comprises a stylish living room overlooking the rear aspect and a comfortable third bedroom alongside a family bathroom. The top floor hosts two generous double bedrooms, with the master bedroom benefiting from a private en-suite shower room.

Outside, the property boasts a low-maintenance courtyard garden, perfect for relaxing or entertaining. One allocated parking space is included, offering valuable off-street convenience in this central Oakham setting.

With shops, schools, local amenities and train station just a short walk away, this is a fantastic opportunity to acquire a stylish and practical home in a sought-after location. Early viewing is highly recommended.

[Room Measurement](#)





Entrance Hall 4.4m x 1.36m (14'5" x 4'6")

Office/Bedroom Four 3.28m x 1.8m (10'10" x 5'11")

WC 1.8m x 1.2m (5'11" x 3'11")

Kitchen 3.6m x 3.54m (11'10" x 11'7")

First First Landing 2.13m x 0.7m (7'0" x 2'4")



Living Room 3.55m x 3.4m (11'7" x 11'2")

Bedroom Three 3.33m x 2m (10'11" x 6'7")

Bathroom 2.5m x 1.45m (8'2" x 4'10")

Second Floor Landing 2.85m x 2.06m (9'5" x 6'10")

Bedroom One 3.54m x 3.39m (11'7" x 11'1")

Ensuite 2.85m x 0.97m (9'5" x 3'2")

Bedroom Two 3.54m x 3.3m (11'7" x 10'10")



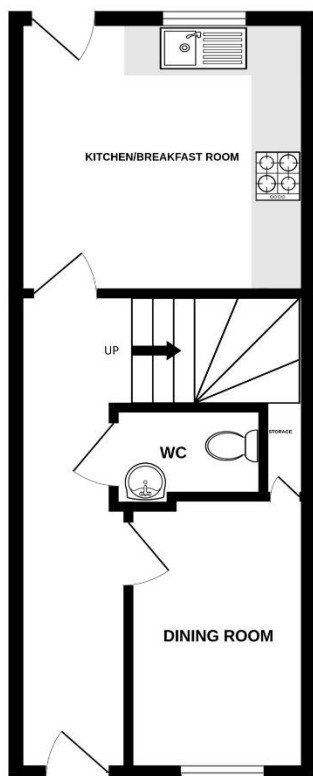
Management Company

The property is liable to pay an annual charge for the maintenance and upkeep of the common areas/car park area to Kerridge Place Management. We are advised that the current charge is £50 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.

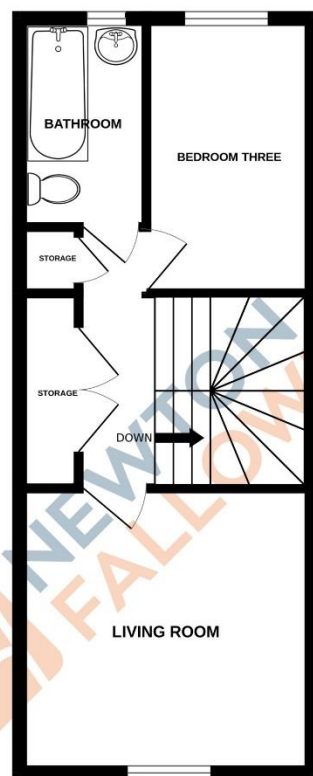




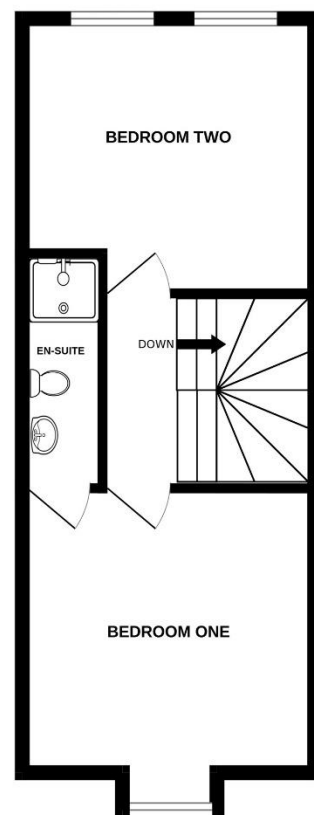
GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



2ND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1052 sq.ft. (97.7 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		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: C

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.