



1 Penn Street, Oakham, LE15 6BB

 **NEWTON FALLOWELL**

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Key Features

- AVAILABLE MID NOVEMBER
- Recently Renovated
- Traditional Mid-terrace Victorian House
- Four Bedrooms
- Modern Integrated Kitchen
- Bi-Fold Doors Leading to Garden
- Sought-After Location
- Walking Distance to Local Schools and Amenities
- EPC Rating D

£1,750 PCM





Set within the heart of Oakham, only a short walk to local schools and amenities is this **RECENTLY REFURBISHED** Victorian town house, with a good size rear garden for a family to enjoy. Boasting generous accommodation throughout including an open kitchen, lounge, separate dining room, four spacious bedrooms and a family bathroom.

As you approach the property from the front, the partly glazed front door leads you into the spacious entrance hallway with stairs leading to the first-floor landing. The ground floor is mainly occupied by the lounge, separate dining room, and the kitchen that is filled with natural light from the bi-fold doors. The kitchen boasts of integrated appliances, as well as ample units and storage throughout is set overlooking the rear garden. From the first floor landing you have four bedrooms along with the family bathroom.

The property is positioned set back from the main road with an easy to maintain front garden. The rear garden is laid to lawn with a small patio area.

Please contact Newton Fallowell, Oakham for more details!





COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: D

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.

