



22 John Street, Oakham, LE15 6AU

 **NEWTON FALLOWELL**



Key Features

- Mid Terrace
- Two Bedrooms
- Re-Fitted Bathroom
- Off Road Parking
- Enclosed Rear Garden
- Easy Access To The Town Centre
- Ideal First Time Purchase
- EPC Rating D
- Freehold

£200,000





Situated in the heart of Oakham within a stone's throw from the train station and local amenities is this well-presented two-bedroom mid-terrace property. Boasting an open plan lounge/diner, off-road parking to the rear, a refurbished bathroom, and double French doors to the enclosed rear garden this property would make an ideal first-time purchase or investment. To avoid missing out an internal viewing is essential at the earliest opportunity.



Sitting over two floors, the property is entered via the front aspect into the entrance porch, this leads through to the open plan living/ dining room where a window overlooks the front aspect. This flows through to the kitchen that sits at the rear of the property and offers a range of floor-to-wall base units with a further window overlooking the rear aspect. Downstairs is finished with the useful understairs cupboard. From the first floor landing you will find two double bedrooms and a re-fitted modern three-piece bathroom.



Externally the property is well kept with the rear garden paved and enclosed by timber fencing. You will also find one allocated parking space at the rear of the property.

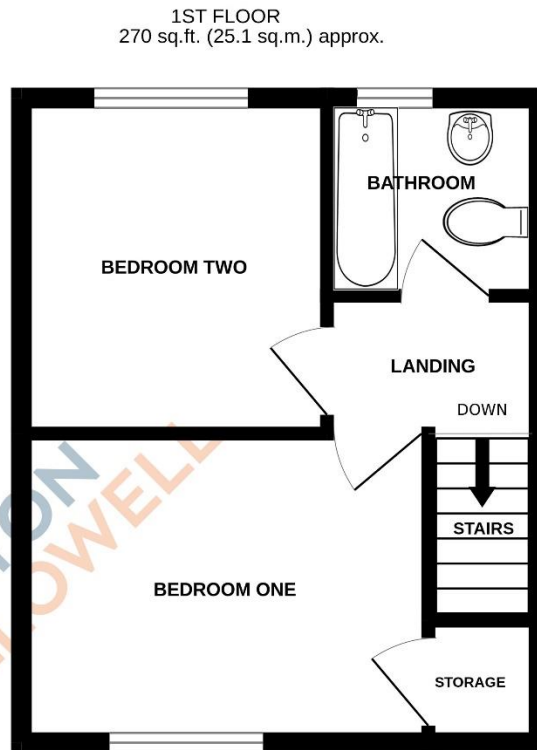
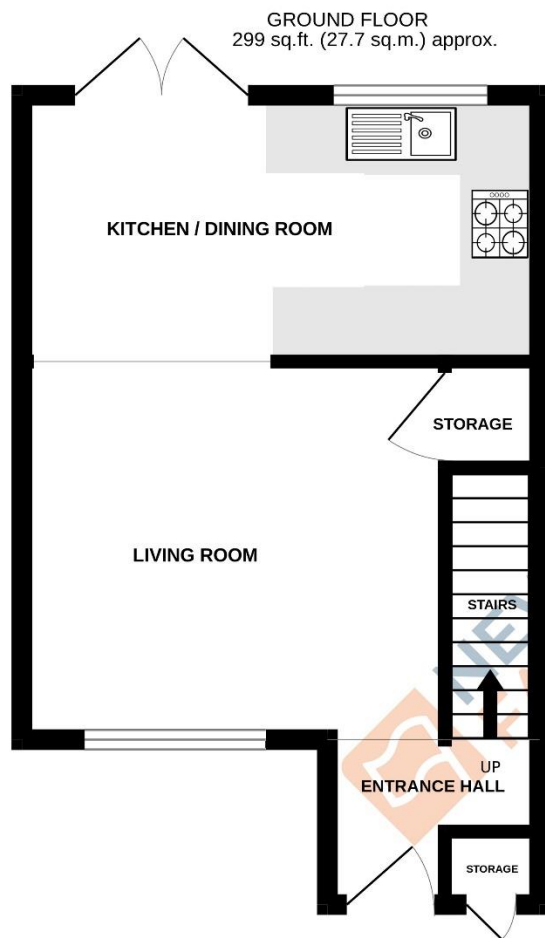
Room Measurements

Lounge/Kitchen 5.63m x 4.37m (18'6" x 14'4")

Bedroom One 3.54m x 2.66m (11'7" x 8'8")

Bedroom Two 2.93m x 2.57m (9'7" x 8'5")

Bathroom 1.86m x 1.67m (6'1" x 5'6")



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TOTAL FLOOR AREA : 569 sq.ft. (52.8 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		88 B
69-80	C		
55-68	D	64 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.