



Alexanders  
MarketMakers.

# Finkey Street Oakham

- Two bedroom period mid-terrace cottage
- Located on Finkey Street in central Oakham
- Well presented with retained character features
- Sitting room and bespoke kitchen with dining space
- Two bedrooms plus additional loft room
- Rear paved garden with powered cabin/workshop
- Permit parking available on surrounding streets
- Close to shops, amenities, and transport links
- EPC Rating D / Council Tax Band B / Freehold

This terraced house is located on Finkey Street, in the centre of Oakham. The property offers two well-sized bedrooms and would suit a couple, a small family, or a buyer looking for a manageable home in a prime location.

The ground floor includes a good-sized reception room, providing a practical living space for everyday use or for having guests. The layout makes good use of the available space and allows plenty of natural light through the property.

This well located two bedroom home is situated within easy reach of local shops, amenities, and schools, offering comfortable accommodation close to the town centre.'





#### **General Description:**

Alexanders offer to the market this charming two-bedroom period cottage in the heart of the much sought after market town of Oakham.

Located on Finkey Street, this characterful mid-terrace home is positioned a stone's throw from the main high street, which offers a full range of shops, eateries, and excellent local amenities.

#### **Accommodation:**

The property is presented to the market in excellent condition, with plenty of charm and character throughout. In brief, the accommodation to comprise; a sitting room, understairs cupboard, bespoke kitchen with dining space, rear porch with space and plumbing for a washing machine and tumble dryer and a WC.

On the first floor is the main bedroom, along with a further single bedroom with desk area and access to the family bathroom. A loft room is accessed via stairs from the second bedroom.

#### **Gardens and land:**

Externally, a shared passageway leads to the rear garden, which is mainly paved and includes a well-equipped cabin/workshop fitted with power and lighting. Permit parking is available on Finkey Street and the surrounding roads.

#### **Location:**

Oakham is well located for access to major towns and cities such as Leicester, Peterborough, Corby, and Kettering, all of which offer mainline train services to London, making it commutable within an hour.

The town is also well served by highly regarded independent primary and secondary schools in Oakham and the surrounding areas, including Stamford and Uppingham.

#### **Method of Sale:**

The property is offered for sale by Private Treaty.

#### **Measurements:**

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

#### **Tenure:**

The property is being sold freehold with vacant possession upon completion.

#### **Local Authority:**

Rutland County Council, Catmose House, Catmos Street, Oakham, Rutland, LE15 6HP. Council Tax Band B.

#### **Viewings:**

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

#### **Services:**

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.





## Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

## Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

## Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

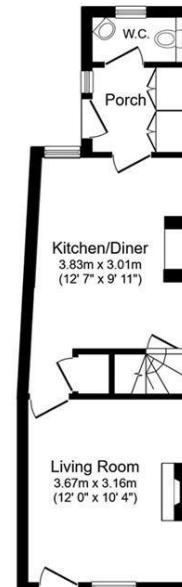
## Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

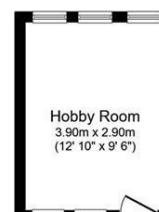
## General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

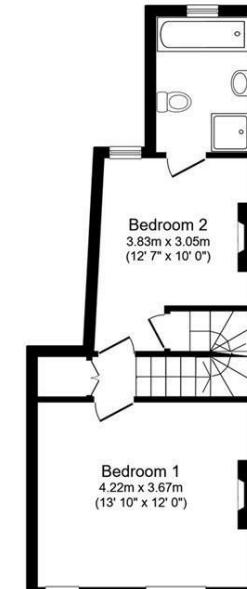
Finkey Street, Oakham, LE15 6AG



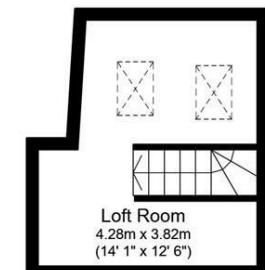
Ground Floor  
Floor area 31.5 sq.m. (339 sq.ft.)



Hobby Room  
Floor area 11.3 sq.m.  
(122 sq.ft.)



First Floor  
Floor area 36.4 sq.m. (391 sq.ft.)



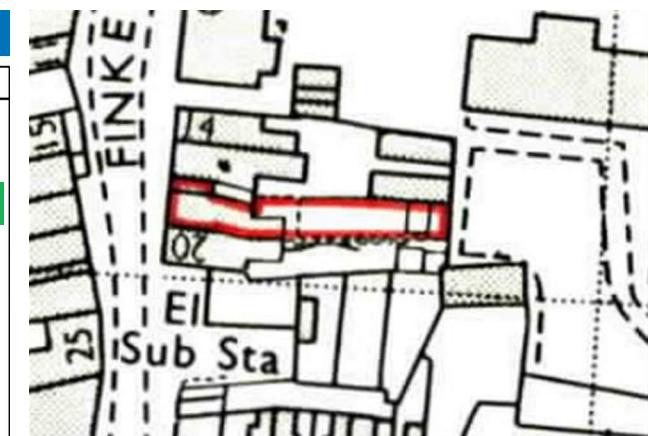
Second Floor  
Floor area 14.6 sq.m. (157 sq.ft.)

Total floor area: 93.8 sq.m. (1,009 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		66
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		





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