



moores

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Moores are delighted to present this well presented three bedroom town house set within a quiet cul-de-sac just a short walk from Oakham town centre and the train station.



FEATURES

- Well presented town house close to Oakham town centre
- Three storey
- Kitchen Diner
- Three bedrooms, two with ensembles
- Enclosed rear garden
- Ample off road parking
- Walking distance to amenities

The #1 Agent in the area bringing London & out of area buyers to your door.



Kitchen Diner



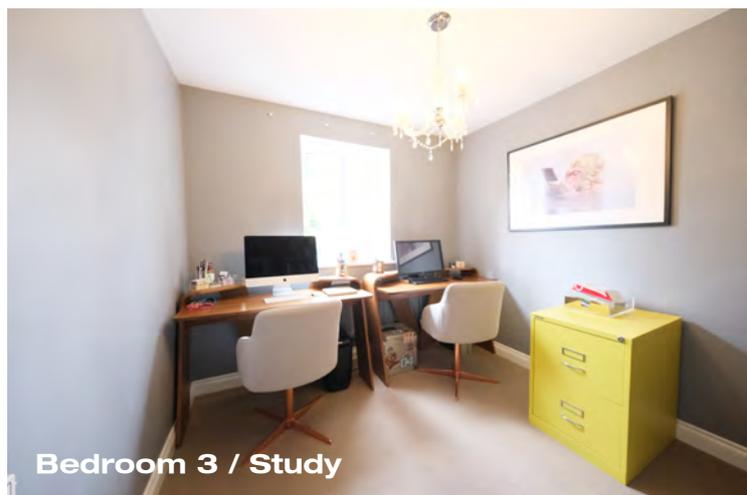
Utility Room



Shower Room



Living Room



Bedroom 3 / Study

FULL DESCRIPTION

Accommodation comprises; Entrance porch leading into entrance hall with storage cupboards, ground floor shower room, utility room with access to the rear garden, bedroom / study and integral single garage.

To the first floor is a kitchen diner and living room.

To the second floor are two bedrooms both with en-suites, one with built in wardrobes currently used as a dressing room.

The property is accessed via a driveway providing off road parking for two cars and the rear garden is fully enclosed with seating areas, lawn and shrub borders.

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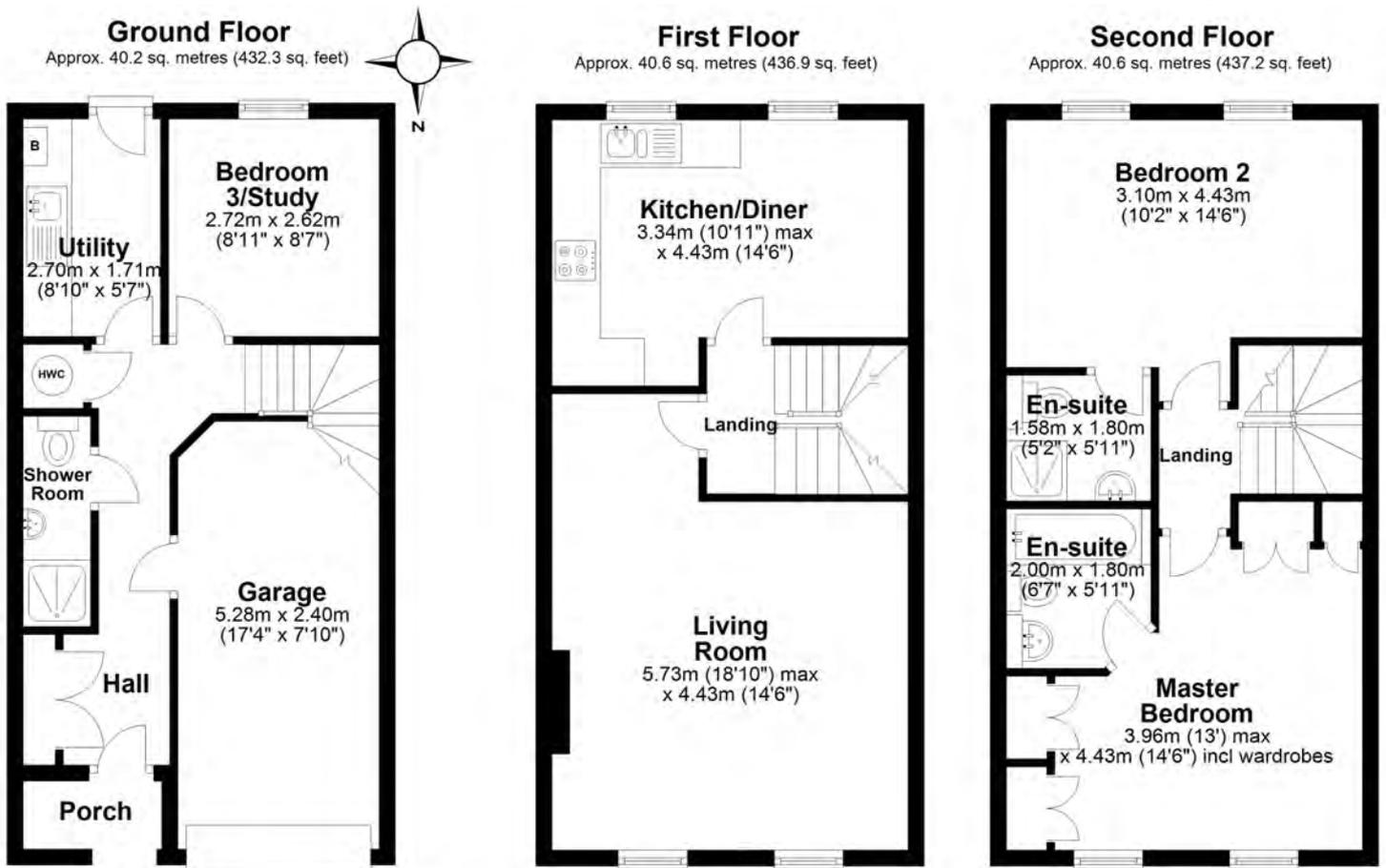
Master Bedroom



Bedroom 2



Ensuite Shower Room



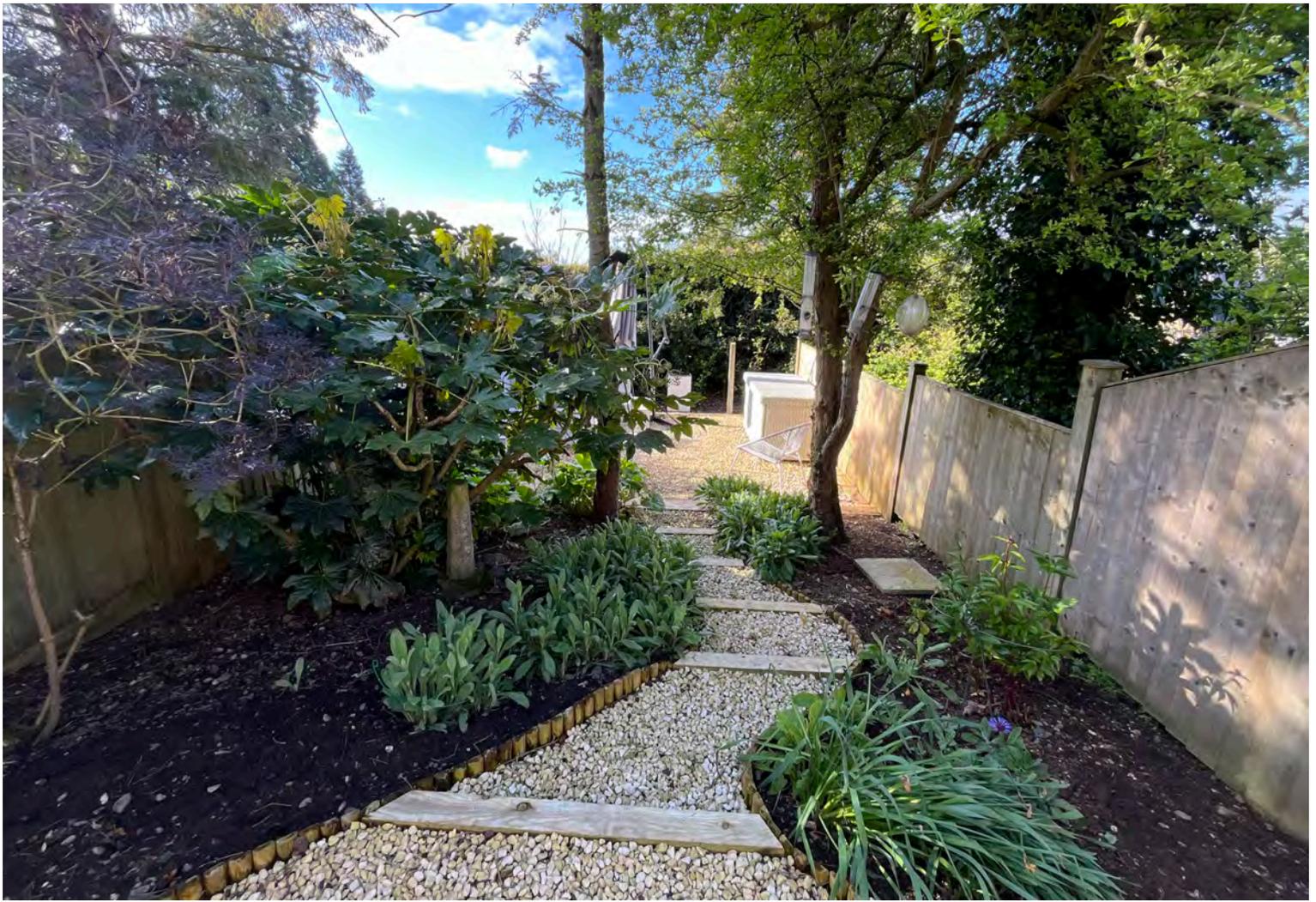
Total area: approx. 121.4 sq. metres (1306.4 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

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LOCATION

Oakham, which offers many amenities, including doctor's surgery and hospital, multiple restaurants, cafés and shops and the highly popular Secondary School Catmose College.

There are also a number of well-regarded Primary, Preparatory and Independent Schools within walking distance to the property.

Oakham Railway Station provides easy transport links to further towns and cities, as well as Oakham Bus Station which offers regular services around the town and through to neighbouring villages/cities.

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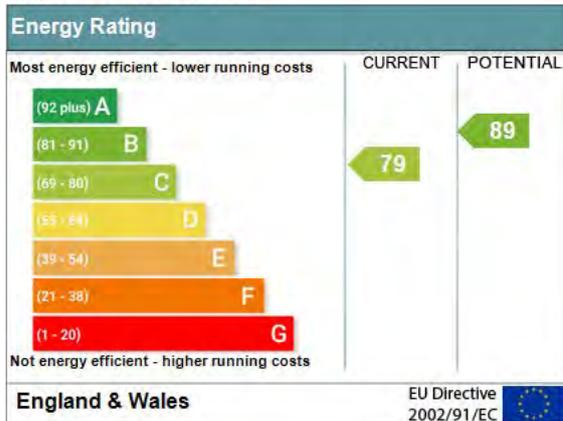
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EPC RATING

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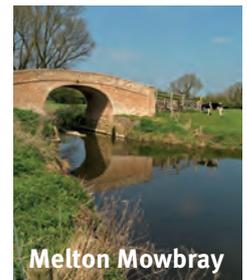
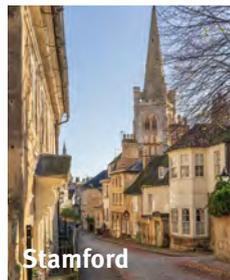
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