



Heron Road, Oakham

Situated in an extremely popular part of Oakham, less than a mile walk to the picturesque market town centre and the train station is this semi detached home, in need of modernisation, a great opportunity to put your own stamp on it.



FEATURES

- Semi detached family home situated in a prime location
- Kitchen diner
- Three bedrooms
- Off road parking & detached garage
- Enclosed rear garden
- Walking distance to amenities



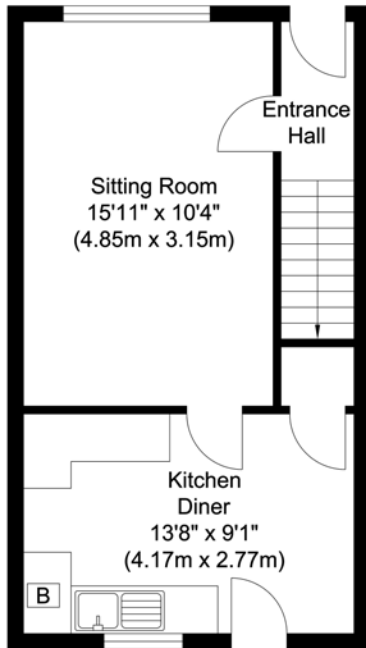
Accommodation comprises, entrance hall, living room, kitchen diner, to the first floor is three bedrooms and the main bathroom. Please note the boiler has been recently replaced. Outside to the front is a drive way with parking for two cars, and a single detached garage. To the rear is a garden with lawned area and two patio areas.

Oakham 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.

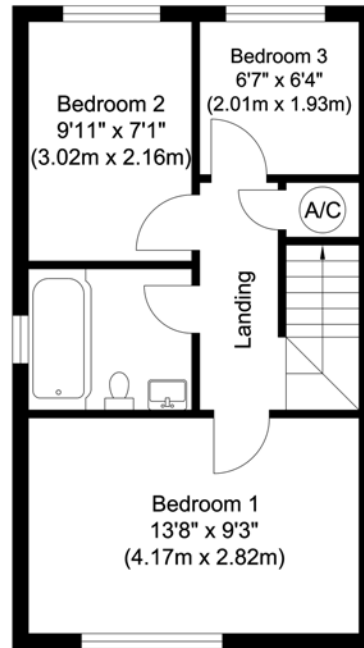
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Ground Floor
Approximate Floor Area
346.49 sq. ft
(32.19 sq. m)



First Floor
Approximate Floor Area
346.49 sq. ft
(32.19 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

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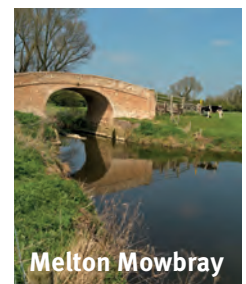
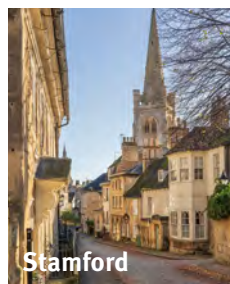
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EPC RATING

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient – higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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