



## Tollesbury Avenue, Barleythorpe

65% SHARED OWNERSHIP. A modern three bedroom end terrace home offered to the market. This property is located in the popular estate of Barleythorpe and close to Oakham Town, Ideal for first time buyers.

### FEATURES

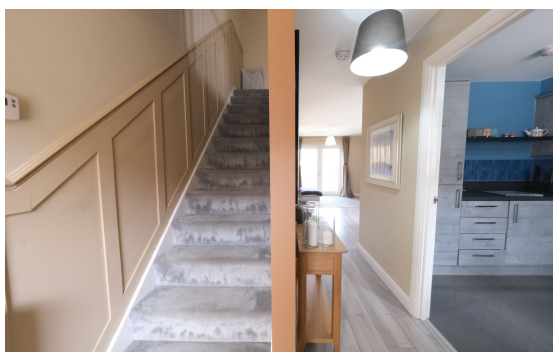
- 65 % Shared Ownership
- Modern End Terraced
- Three Bedrooms
- Well Presented Throughout
- Master Bedroom With Ensuite
- Walking Distance To Amenities
- Ideal For First Time Buyers





## ACCOMMODATION

Accommodation comprises; Entrance hall, Kitchen, W/C, Living/Dining room with patio doors leading out to the garden. The first floor has a master bedroom with ensuite and built in wardrobe, two further bedrooms and a family bathroom.



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## EXTERNAL

To the rear of the property there is a well maintained garden, mainly laid to lawn with shrub borders, decking area and garden shed.

The property is only a few minutes' drive from the centre of Oakham, with 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.

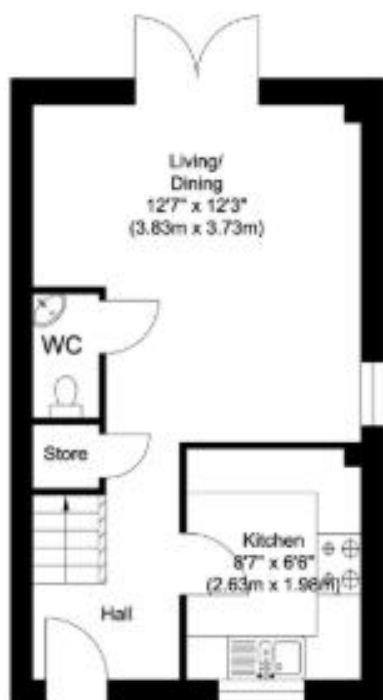
Oakham Railway Station provides easy transport links to further towns and cities, as well as Oakham Bus Station which offers regular services around the town and through to neighbouring villages/cities.



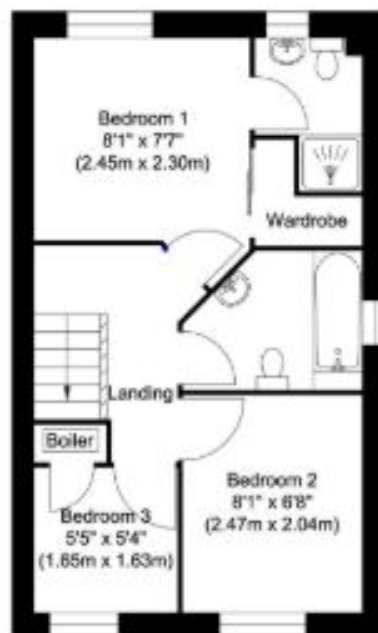
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**Ground Floor**  
Approximate Floor Area  
261.99 sq. ft  
(24.34 sq. m)



**First Floor**  
Approximate Floor Area  
261.99 sq. ft  
(24.34 sq. m)

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

## EPC RATING

Energy rating	Current	Potential
A		
B	88 B	89 B
C		
D		
E		
F		
G		

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