



Smiths
your property experts

West Road

Oakham

- No upward chain
- Light-filled and generous terraced property
- Presented in 'move-in' condition
- Spacious sitting room and a separate dining room
- Fully fitted contemporary shaker-style kitchen
- Two double bedrooms and a four-piece bathroom
- Courtyard garden to the rear with a store
- Superb first-time purchase or investment

General Description

Smiths Property Experts offer to the market with no upward chain this lovely and well-presented two double bedroom terrace property located in the heart of Oakham. The property is within easy reach of a full range of amenities, including excellent schooling options and an array of pubs and eateries. The property is vacant, presented in 'move-in' condition, and would make a superb first-time purchase or investment.





The Property

Internally, the property boasts an impressive 902 square feet of internal accommodation laid across two floors, fully UPVC double-glazed and with gas central heating throughout. Generous and light-filled, expect to find a sitting room and a dining room leading to a fully fitted, contemporary shaker-style kitchen on the ground floor. Upstairs are two large double bedrooms and an impressive four-piece family bathroom. The property has been refurbished and is in excellent condition, with brand-new carpets throughout the upstairs.

The Outside

Outside is a small courtyard to the rear, and there is the use of a brick-under-tile store.





Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Rutland County Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 902 sq.ft. (83.8 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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