



West Road

Oakham, LE15 6LT

Offers Over £225,000

Richardson

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Situated a short walk from Oakham Railway Station and the town centre with its range of shops and facilities, this attractive bay fronted end of terrace home is offered with NO CHAIN. Set back behind a dwarf brick wall and small forecourt, the property offers a sitting room with timber flooring, fire place and a gas stove. A doorway opens into the separate dining room which has a feature fireplace, with cupboards and shelving either side, a doorway concealing the stairs to the first floor and an understairs storage cupboard. The kitchen is fitted with a range of modern units with built in gas hob, extractor fan and oven. There is also a shower/utility room with wc. To the first floor there are 3 well proportioned bedrooms and a family bathroom. To the rear there is an enclosed block paved courtyard garden with gated side access to a very narrow driveway to the side. The property has high ceilings giving an extra feeling of space and gas central heating.

Sitting room

17'5" x 12'0" (5.33m x 3.68m)

Dining room

13'5" x 12'1" (4.1m x 3.69m)

Kitchen

11'1" x 7'10" (3.4m x 2.4m)





Shower/utility
7'10" x 6'6" (2.4m x 2m)

First floor landing

Bedroom
12'0" x 9'8" (3.67m x 2.96m)

Bedroom
12'0" x 7'4" (3.67m x 2.26m)

Bedroom
12'0" max x 7'10" (3.67m max x 2.4m)

Bathroom

External details

Located within easy walking distance of the town centre with a forecourt to the front. To the side is a narrow driveway (width of 2.7m max, 2.5m min) with access to an enclosed rear block paved courtyard.

Tenure

Freehold

Services

All main services connected

Council tax

Rutland District Council Tax Band B

Agents Notes

There is a pedestrian right of way down the side of the drive for rear access to other properties in the terrace.

Communication

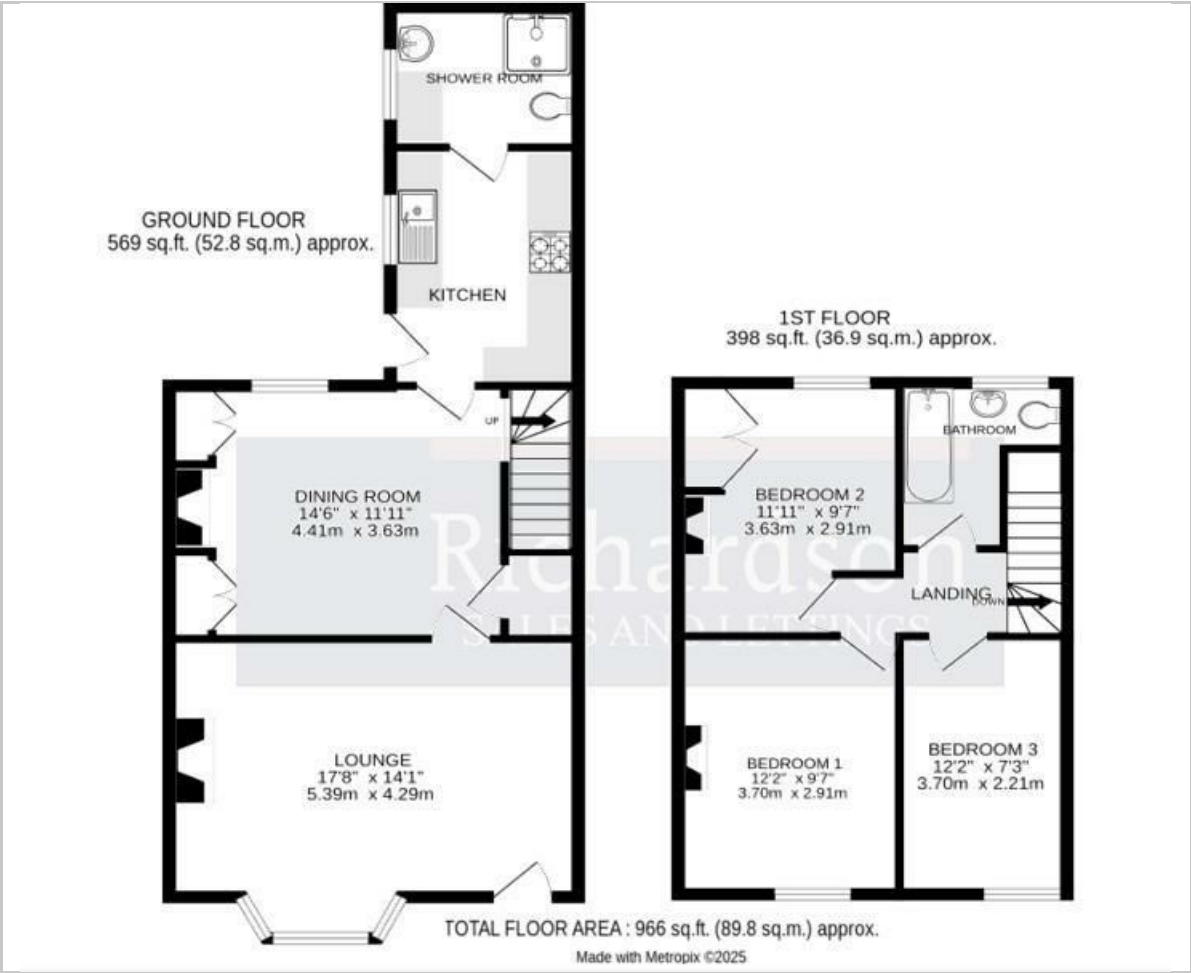
According to Ofcom: Ultrafast Full Fibre is available

According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Viewing

Telephone appointment with Richardson
post@richardsonsurveyors.co.uk

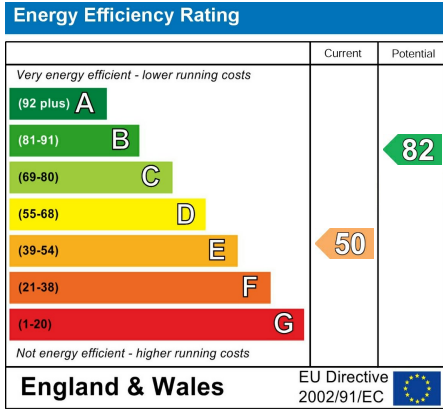
Floor Plan



Area Map



Energy Efficiency Graph



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