



7 Cold Overton Road, Oakham Freehold £250,000

Hurford's

# Key Features



- Beautifully Presented 3 Bedroom Home
- Enclosed Courtyard Garden
- Flexible Living Accommodation
- Oakham Town Centre
- Close to the Train Station

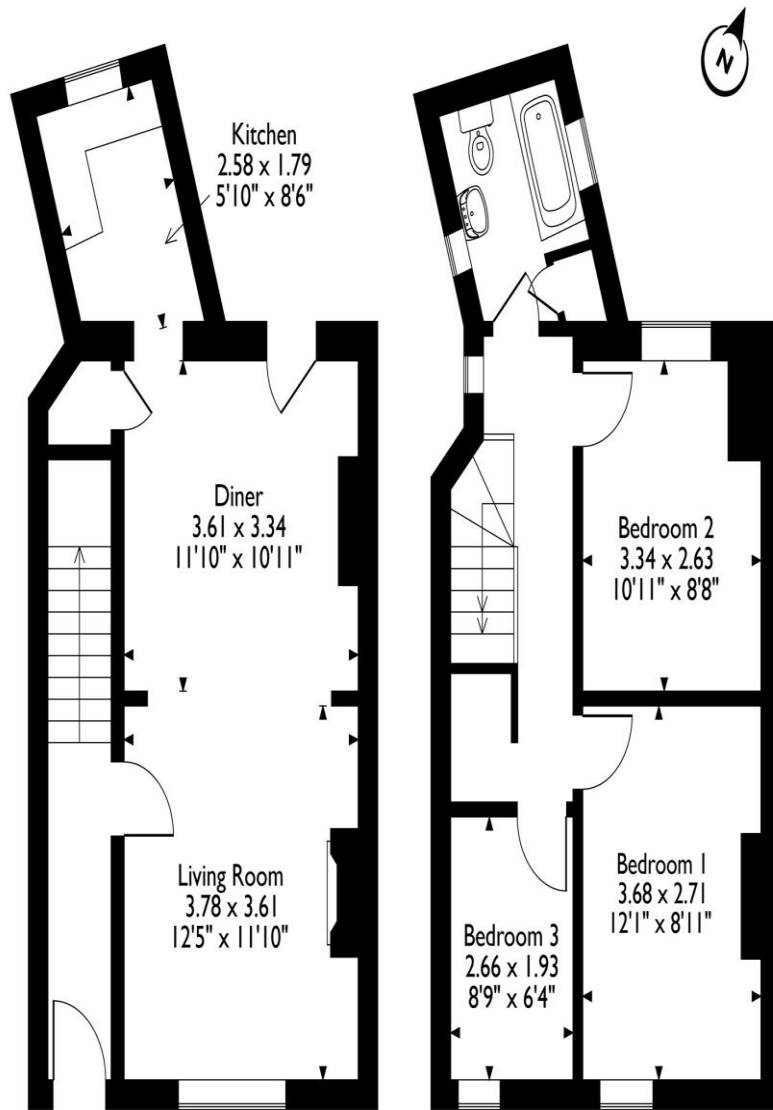
Hurfords is proud to launch this well-presented late Victorian 3 bedroom character home in the centre of Oakham boasting an open plan living area ideal for families and when entertaining and a short walk to the train station.

Positioned in the heart of Oakham is this 3 bedroom late Victorian home. The ground floor comprises of an open plan living room and dining room adding great space to the living area of this home. The ground floor benefits from a cupboard under the stairs as well as a door leading out to the courtyard garden. To the rear of the home there is a modern kitchen with a range of base and wall units providing space for a washing machine and an under counter fridge. Integrated to the kitchen is a single oven and electric hob and a window overlooking the garden.

Moving to the first floor there are 3 bedrooms, 2



7 Cold Overton Road, Oakham  
Approximate Gross Internal Area  
78 Sq M/840 Sq Ft



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

double rooms and a single room with further storage space at the top of the stairs. To the rear is the family bathroom comprising of a bath with shower over, pedestal basin & W/C.

To the rear of the home is a long courtyard garden with useful side access to the property from the front of the house. To the rear there is also a shed providing further storage and options for future owners.


Viewing this home is essential to take in short walk for commuters to the town centre and railway station!

To view this property call Hurfords on: 01572 821777

# Selling your property?

Contact us to arrange a FREE home valuation.

 01572 821777

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