



Hurfords

53 West Road, Oakham Freehold £270,000



# Key Features



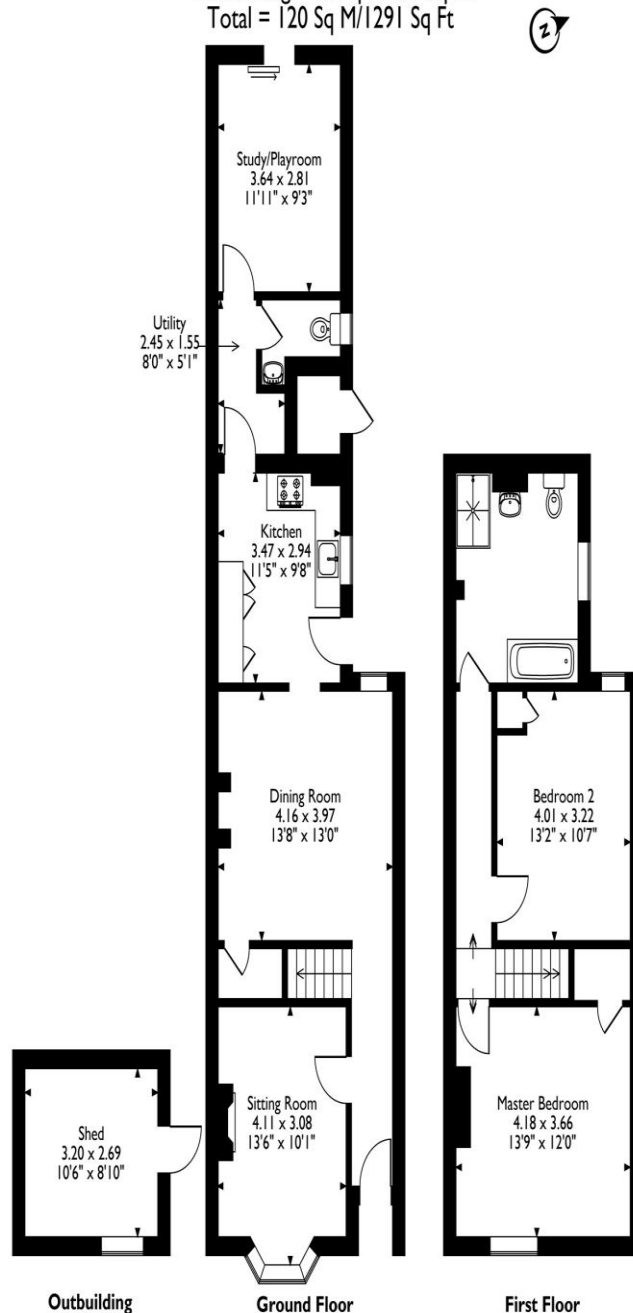
- Newly refurbished character property
- 2 double bedrooms
- Generous living area
- Landscaped rear garden
- Walking distance to shops and train station

Positioned in a prime location in the historic market town of Oakham, this beautifully finished Victorian terrace is just a stone's throw from all local amenities, independent cafés, the train station, and only a short distance from the stunning Rutland Water. With excellent transport links and everything on your doorstep, this home offers a perfect balance of comfort and convenience.

Lovingly refurbished throughout, this home has been sensitively updated in keeping with the character of the original Victorian architecture. Original features such as floorboards run across much of the house and the striking original hallway tiles have been sensitively preserved, adding warmth and authenticity to the light and stylish interiors. The ground floor boasts two reception rooms, including a generous dining room with views to the rear and a bright sitting room with a beautiful bay window adorned with shutters. The kitchen has been



53, West Road, Oakham  
Approximate Gross Internal Area  
Main House = 110 Sq M/1184 Sq Ft  
Outbuilding = 10 Sq M/107 Sq Ft  
Total = 120 Sq M/1291 Sq Ft



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.

thoughtfully updated, featuring original larder cupboards alongside modern fittings. Beyond the kitchen is the utility area and a versatile space currently used as an office but provides an ideal multi-functional area.

Upstairs, the property offers two well-proportioned double bedrooms and a contemporary bathroom, all finished to a high standard and in keeping with the home's timeless style. The bathroom is generous in size complete with walk in shower and free-standing bath.

The west-facing garden is a real delight, landscaped and well presented with defined areas for relaxing and enjoying the sun at different times of the day, whether having a morning coffee, socialising with friends, or dining alfresco this garden can accommodate it all! There is opportunity to build a garden room at the far end of the garden.

Transport links are excellent, with Oakham railway station just a short walk away, offering regular service to Leicester, Peterborough and a daily direct train to London. Local road networks also provide easy access to neighbouring towns and the wider region.

This is an exceptional opportunity to acquire a character filled home that has been finished to a high standard and is ready to move into. Ideal for professionals, couples, young families, or those looking to downsize without compromise.

Viewing this property is essential!

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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