



Kilburn End, Oakham

£230,000-£250,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

This mid-terraced family home offers an excellent opportunity for those seeking a well-located property within easy reach of Oakham's town centre, local schools, and the train station.

- Mid-terraced family home in a well-located and desirable area of Oakham
- Well-appointed kitchen breakfast room with floor and wall-mounted units
- Private rear garden, mainly laid to lawn and enclosed by timber fencing
- Offered with no chain
- Three bedrooms
- Allocated parking space

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Property Type: Terraced House

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

This mid-terraced family home offers an excellent opportunity for those seeking a well-located property within easy reach of Oakham's town centre, local schools, and the train station.

Upon entering, an inviting hallway leads to a convenient WC and the spacious living room, which overlooks the front aspect and features stairs rising to the first floor. The living room provides a comfortable space for relaxation and entertaining. Adjacent to this, the kitchen breakfast area is well-appointed with a range of floor and wall-mounted units, ample worktop space, and a useful storage cupboard/pantry, with a door offering direct access to the rear garden.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms, alongside a neutral family bathroom, ensuring comfortable accommodation for a household.

Externally, the property benefits from a private rear garden, predominantly laid to lawn and enclosed by timber fencing, offering a pleasant outdoor space. To the side, there is allocated off-road parking spaces for convenience.

Situated in a desirable area, this home combines practical living with a prime location, making it an ideal choice for a starter home. Oakham is a charming market town in Rutland, known for its historic buttercross, impressive Oakham Castle, and excellent local amenities. Residents can enjoy a variety of independent shops, cafes, and restaurants, as well as picturesque countryside ideal for walks and outdoor activities. The town benefits from good transport links, including a train station providing connections to larger cities, and a selection of well-regarded schools, making it a popular choice for many.

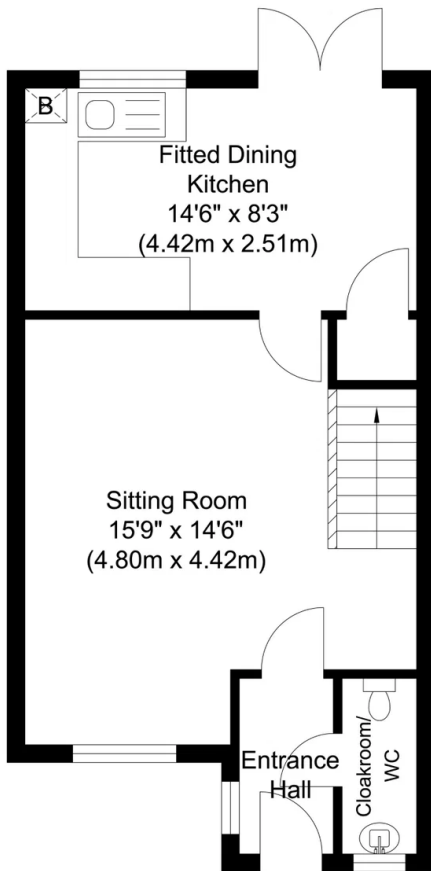
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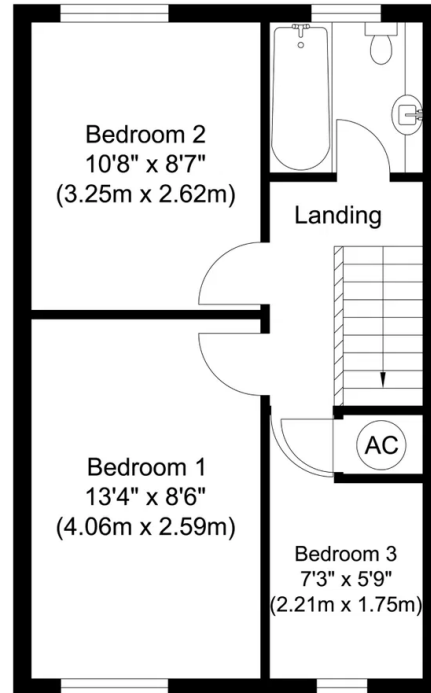
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Ground Floor
 Approximate Floor Area
 378.99 sq. ft
 (35.21 sq. m)



First Floor
 Approximate Floor Area
 352.51 sq. ft
 (32.75 sq. m)

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

To book a viewing call our area experts:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) A			
(81-91) B			87
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient – higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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