



33 Burley Crescent, Oakham, LE15 7LG

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Semi Detached House
- Three Bedrooms
- Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Re-Fitted Kitchen
- Popular Location
- Easy Access to The Town Centre
- CASH BUYER ONLY
- EPC Rating D
- Freehold

Offers in Excess of £160,000





Situated within only a short drive from Oakham's popular market town centre and train station is this semi-detached three-bedroom home. Being sold with NO ONWARD CHAIN and having been refurbished by the current owner. Presented to a high standard featuring a re-fitted kitchen the property offers three bedrooms, a living room, a kitchen and a downstairs WC. To appreciate this home's full potential an internal viewing is essential at the earliest opportunity.

Sitting over two floors and entering via the front porch you are welcomed by the entrance hall, where the stairs flow to the first-floor landing and doors lead into the accommodation. The light and airy living room sits to the front of the home, where a large window overlooks the front aspect. The re-fitted kitchen sits to the rear which offers floor-to-wall base units and access to the rear garden. The WC/ utility room finishes the downstairs accommodation. From the first-floor landing, you will find three bedrooms, described as two doubles and a single as well as a three-piece bathroom.

To the front of the property, you will find gravelled off-road parking and a small front garden. The rear garden features an outbuilding for storage and is laid to lawn and enclosed by timber fencing.

AGENT NOTE: This property is a non-standard construction with no PRC certificate. This property is not mortgageable therefore CASH buyers only.

Room Measurements

Porch 2.03m x 1.21m (6'8" x 4'0")

Entrance Hall 4.20m x 1.94m (13'10" x 6'5")

Living Room 5.07m x 3.20m (16'7" x 10'6")

Kitchen/Breakfast Room 5.07m x 2.76m (16'7" x 9'1")

Bathroom 1.94m x 1.93m (6'5" x 6'4")

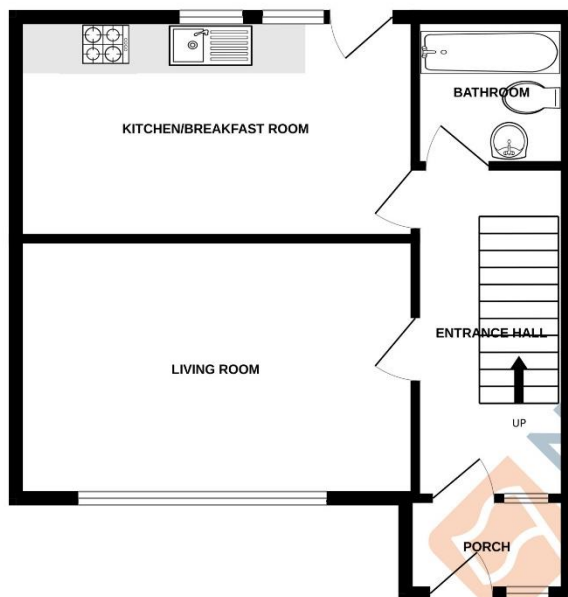
Bedroom One 4.10m x 3.20m (13'6" x 10'6")

Bedroom Two 4.70m x 2.70m (15'5" x 8'11")

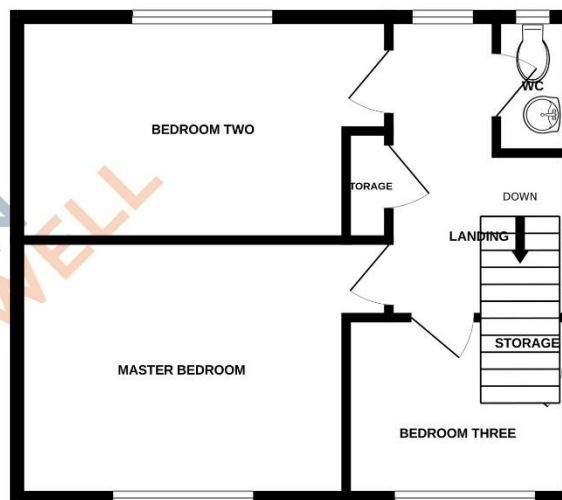
Bedroom Three 2.80m x 2.30m (9'2" x 7'6")

WC 1.60m x 0.80m (5'2" x 2'7")

GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



BURLEY CRESCENT, OAKHAM LE15 7LG

TOTAL FLOOR AREA : 940 sq.ft. (87.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.