



West Road

Oakham, LE15 6LT

Offers Over £225,000

Richardson

West Road

Oakham, LE15 6LT

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

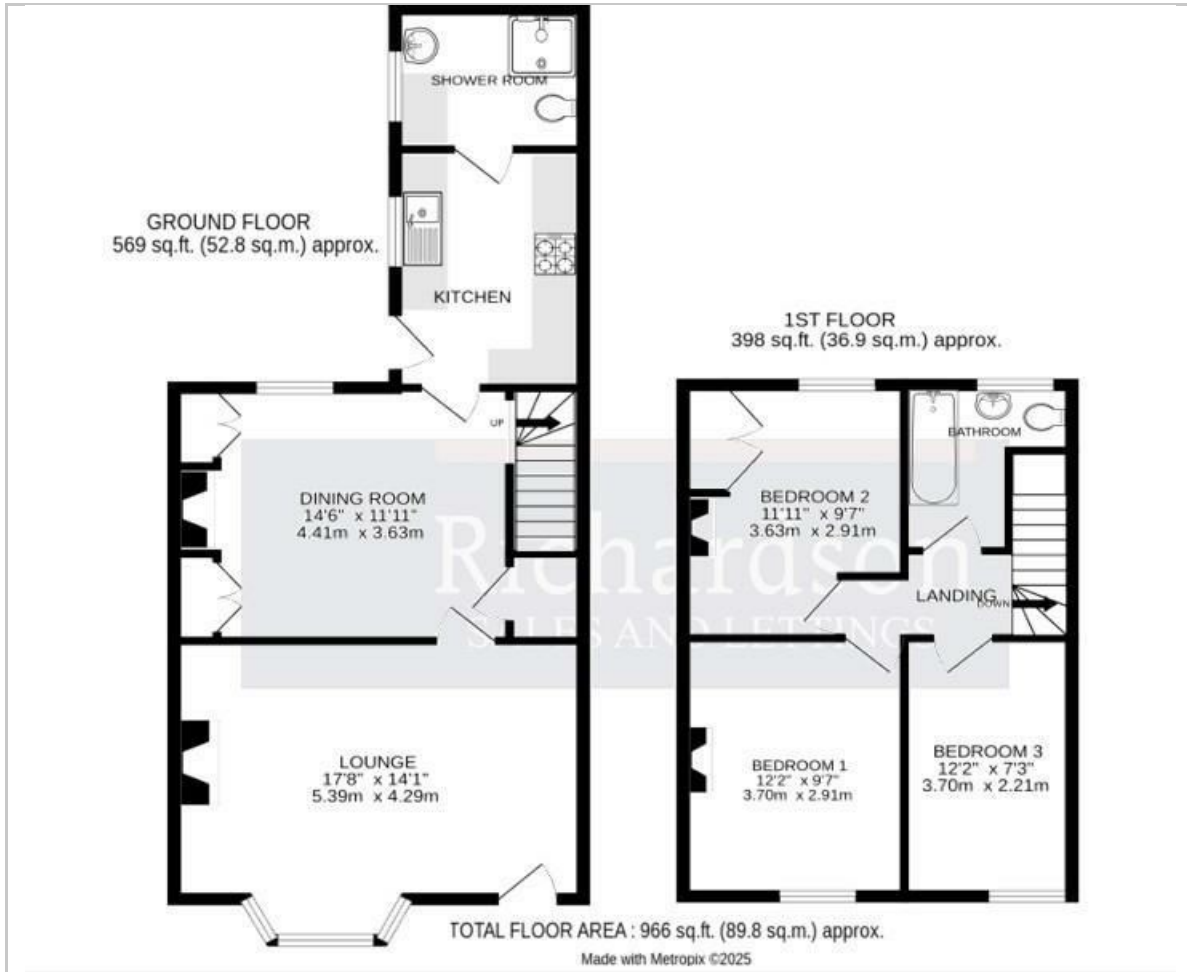
According to Ofcom: Ultrafast Full Fibre is available

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

Viewing

Telephone appointment with Richardson
post@richardsonsurveyors.co.uk

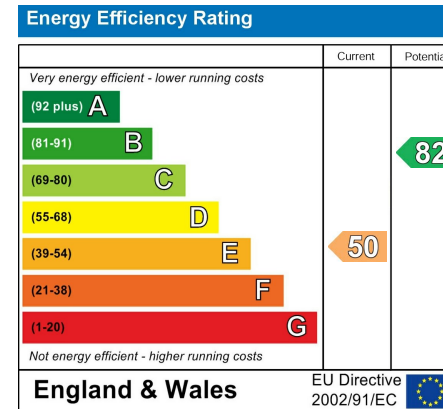
Floor Plan



Area Map



Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433