



54 Coleridge Way, Oakham
£250,000

 **NEWTON FALLOWELL**

54 Coleridge Way

Oakham, Oakham

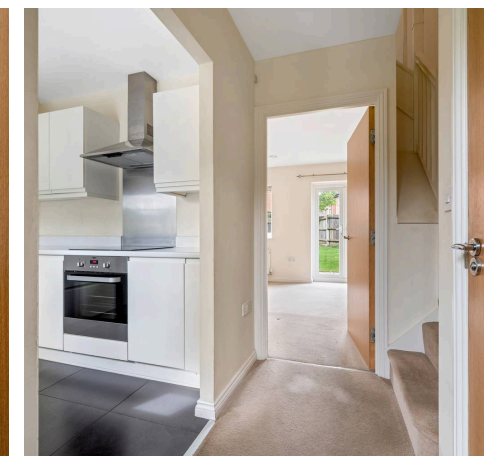
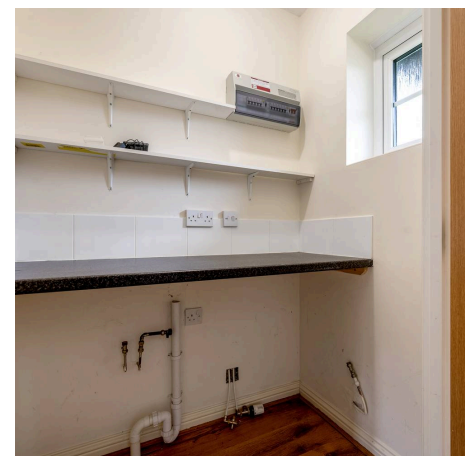
Situated within walking distance to local schools and town centre is this very well presented and modern semi detached town house offering versatile accommodation laid out over three floors with a spacious west facing rear garden and single garage. Creating an ideal starter home, the property offers a refitted kitchen, spacious living room, three generous bedrooms, en-suite shower room and bathroom. As you enter the property, the spacious entrance hall provides access to the ground floor accommodation and has stairs leading to the first floor landing. Initially you enter the kitchen which has been refitted by the current owners to offer a modern space with ample storage. Along the back of the house is the light and airy living room with French doors out to the rear garden. The ground floor is completed by a useful utility room, previously a WC and could be converted back if desired. From the first floor landing you have two bedrooms and the main bathroom. A lobby with stairs lead to the master bedroom with ample storage and modern en-suite shower room. The property is positioned along a tree lined walkway with gated access to the parking area and garden. The west facing rear garden is mainly laid to lawn with a patio area from the main house.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





Entrance Hall

7' 10" x 3' 6" (2.39m x 1.07m)

Utility Room

4' 8" x 3' 4" (1.42m x 1.02m)

Kitchen

7' 10" x 7' 10" (2.39m x 2.39m)

Living Room

15' 3" x 11' 2" (4.65m x 3.40m)

First Floor Landing

7' 11" x 6' 9" (2.41m x 2.06m)

Bedroom Two

10' 3" x 8' 2" (3.12m x 2.49m)

Bedroom Three

8' 9" x 8' 3" (2.67m x 2.51m)

Bathroom

6' 9" x 6' 1" (2.06m x 1.85m)

Lobby to Master Bedroom

6' 9" x 4' 8" (2.06m x 1.42m)

Bedroom One

12' 0" x 8' 10" (3.66m x 2.69m)

Ensuite

6' 1" x 6' 1" (1.85m x 1.85m)



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GARDEN

A planted front garden with paved walkway leading to front door and side gate to the rear garden

GARAGE

Single Garage

Single garage directly adjacent to the rear garden and one allocated space to the front of the garage





Newton Fallowell - Oakham

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