

31 New Street, Oakham, LE15 6BA

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	89
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Positioned in the heart of Oakham, just moments from the High Street and local amenities, this well-presented two bedroom terraced home has been recently redecorated and is offered to the market with NO CHAIN.

The accommodation includes a bright and spacious open plan lounge diner, flowing through to the kitchen to create a practical and sociable living space. Upstairs, there are two bedrooms, including a particularly generous principal bedroom benefiting from two useful storage cupboards, along with a bathroom.

Further benefits include gas fired central heating and well-proportioned accommodation throughout.

Externally, the property enjoys a west-facing low maintenance rear garden, ideal for enjoying the afternoon and evening sun, together with the valuable advantage of two allocated parking spaces.

A superb opportunity for first-time buyers, investors or those seeking a conveniently located home within easy reach of Oakham's town centre amenities.

Asking Price £169,995 Freehold

- Just off the high street and close proximity to Tesco
- Open lounge diner
- Gas fired central heating
- Easy access to Oakham train station
- NO CHAIN
- Two allocated parking spaces
- Main bedroom with built in storage cupboards
- Recently decorated
- West facing low maintenance garden
- EPC - D, Council Tax Band - B



ACCOMMODATION:

Lounge Diner
5.61m x 4.45m (max) (18'5 x 14'7 (max))

Kitchen
2.11m x 2.26m (6'11 x 7'5)

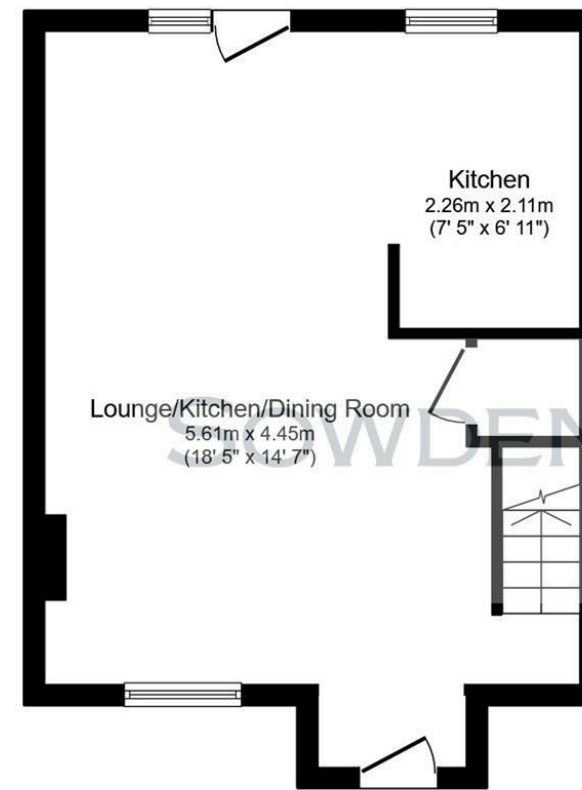
First Floor Landing

Bedroom
3.45m x 2.64m (11'4 x 8'8)

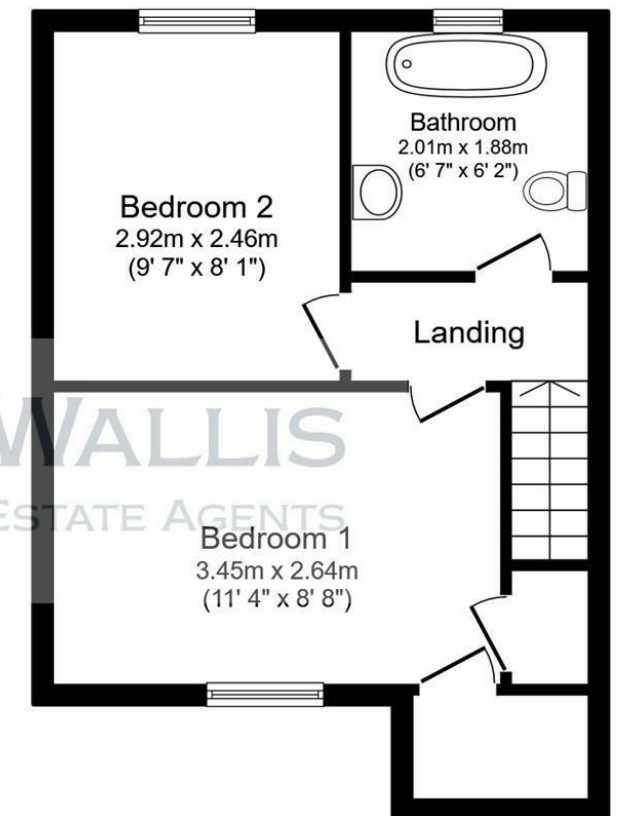
Bedroom
2.92m x 2.46m (9'7 x 8'1)

Bathroom

FLOOR PLAN:



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io