



3 Hill Road, Oakham

In Excess of £210,000

 **NEWTON FALLOWELL**

## 3 Hill Road

Oakham, Oakham

Central Oakham three-bed mid-terrace with rear extension, open-plan kitchen, bright garden room, modern shower room, south-facing garden, off-road parking for two, and external storage.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Extended Three Bedroom Mid-Terrace Home
- Impressive Open-Plan Kitchen & Family Room
- South Facing Garden & Entertaining Space
- Contemporary Kitchen With Integrated Appliances
- Versatile Spaces Including Separate Dining Room
- First Floor Shower Room & Ground Floor WC
- Convenient Central Oakham Location
- Off-Road Parking & Side Access





#### Entrance Hallway

3' 11" x 2' 7" (1.19m x 0.80m)

#### Dining Room

13' 3" x 11' 9" (4.05m x 3.59m)

#### Kitchen/Family Room

26' 3" x 12' 11" (8.00m x 3.93m)

#### First Floor Landing

6' 4" x 6' 4" (1.93m x 1.93m)

#### Bedroom One

9' 11" x 9' 2" (3.02m x 2.79m)

#### Bedroom Two

12' 1" x 11' 10" (3.69m x 3.60m)

#### Bedroom Three

8' 5" x 8' 0" (2.57m x 2.45m)

#### Shower Room

7' 9" x 5' 11" (2.37m x 1.81m)



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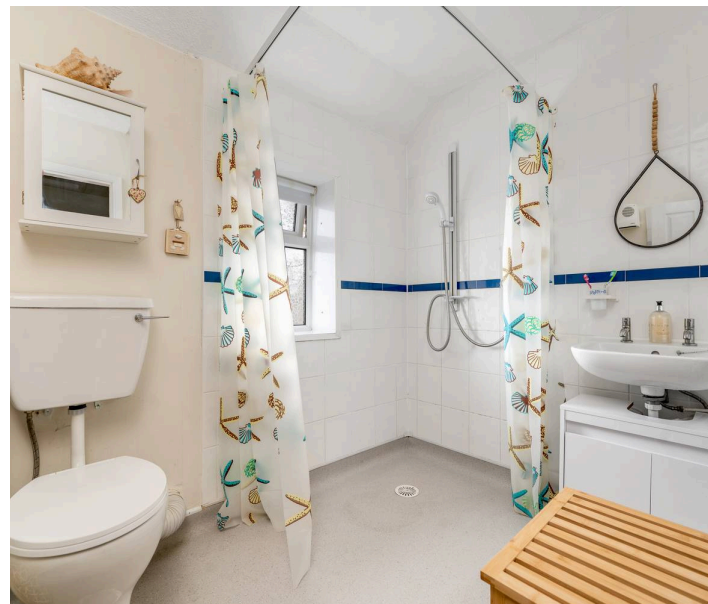
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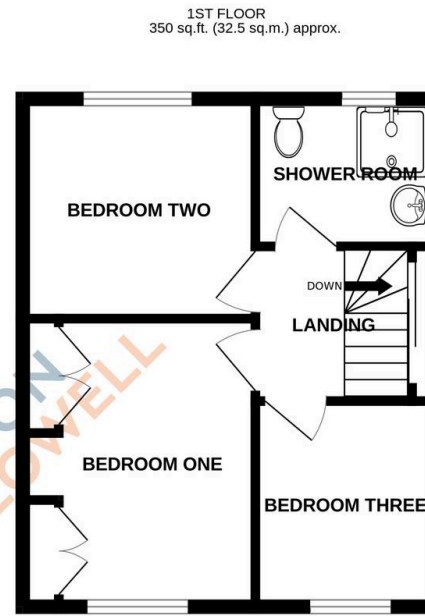
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HILL ROAD, OAKHAM, LE15 6PA

TOTAL FLOOR AREA: 902 sq.ft. (83.8 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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## Newton Fallowell - Oakham

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