



51 Kings Road, Oakham

In Excess of £195,000

 **NEWTON FALLOWELL**

51 Kings Road

Oakham

This charming Victorian end-of-terrace home is perfectly positioned in central Oakham, offering an ideal blend of classic character and modern convenience.

Thoughtfully presented with no onward chain, the property is an excellent solution for first-time buyers and young professionals seeking a move-in ready residence with superb access to local amenities and public transport. Step inside to discover a bright and welcoming interior, recently decorated to create a fresh and inviting atmosphere throughout.

The ground floor features a well-proportioned living room that flows seamlessly into a spacious dining area, providing an ideal setting for both relaxation and entertaining. Upstairs, two comfortable bedrooms await, each with the flexibility to serve as a restful retreat or a productive home office, depending on your needs. The bathroom is tastefully finished, complementing the overall presentation of the home.

With its manageable size and thoughtful layout, this property is designed for easy living, while offering clear potential for personalisation to suit your lifestyle. Whether you are looking to take your first step onto the property ladder or searching for a conveniently located home in the heart of Oakham, this well-presented Victorian house stands out as an excellent opportunity.





Living Room

11' 6" x 10' 7" (3.51m x 3.22m)

Kitchen / Dining Room

18' 3" x 13' 10" (5.55m x 4.22m)

Bedroom One

11' 7" x 10' 6" (3.52m x 3.20m)

Bedroom Two

11' 6" x 7' 4" (3.50m x 2.24m)

Bathroom

7' 5" x 6' 0" (2.26m x 1.83m)

Council Tax band: A

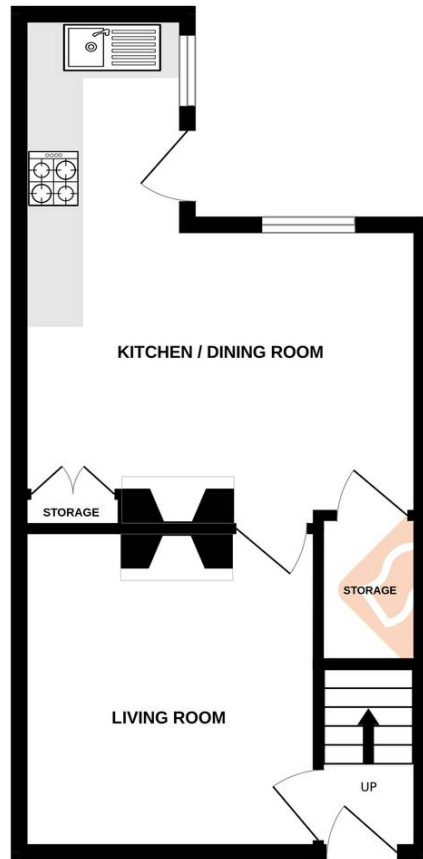
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



KINGS ROAD, OAKHAM, LE15 6PB

TOTAL FLOOR AREA : 667 sq.ft. (61.9 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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