



75 Stud Road
Oakham, LE15 7WA



Simpson West

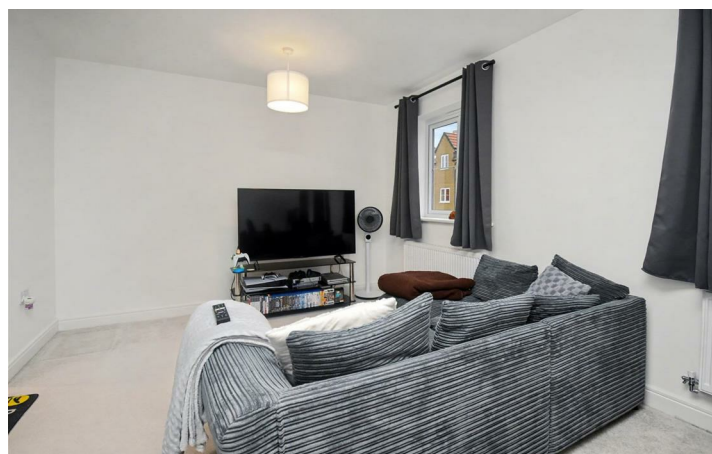
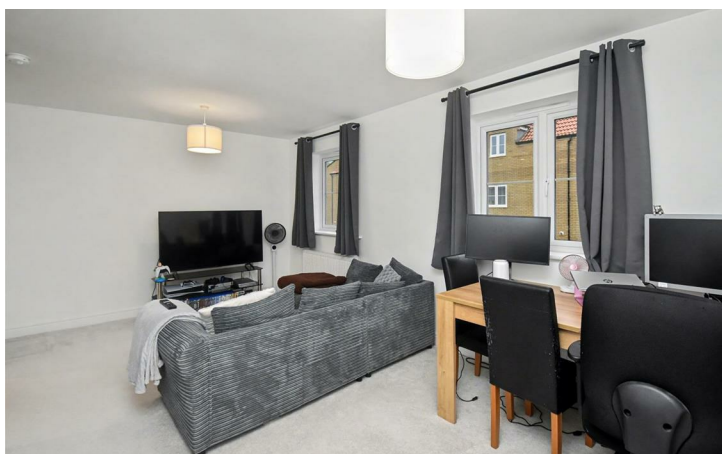
Tucked away in a private cul-de-sac within the sought after area of Barleythorpe, this well presented two bedroom detached coach house is offered to the market. The home enjoys a pleasant position tucked away and within walking distance of local schools, shops and amenities. Inside, the accommodation comprises a spacious living and dining room, a modern fitted kitchen, two double bedrooms with the master benefiting from fitted wardrobes and en-suite bathroom, and a contemporary family bathroom.

Externally, the property features off road parking to the front, leading to a single integral garage. This is an ideal purchase for first time buyers, downsizers, or investors alike, and early viewing is highly recommended. Council tax band - B. Energy rating- B.

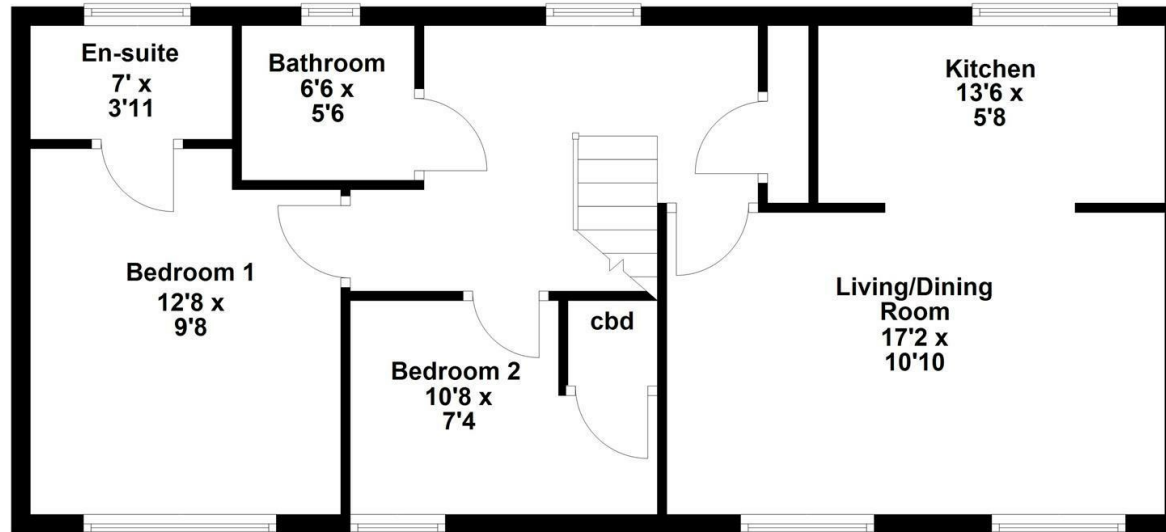


£199,950


2 2 1



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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