



## Kilburn End, Oakham

**£250,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

This mid-terraced family home offers an excellent opportunity for those seeking a well-located property within easy reach of Oakham's town centre, local schools, and the train station.

- Mid-terraced family home in a well-located and desirable area of Oakham
- Well-appointed kitchen breakfast room with floor and wall-mounted units
- Private rear garden, mainly laid to lawn and enclosed by timber fencing
- Offered with no chain
- Three bedrooms
- Allocated parking space

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**Property Type:** Terraced House

**Bedrooms:** 3 | **Bathrooms:** 1 | **Receptions:** 1

This mid-terraced family home offers an excellent opportunity for those seeking a well-located property within easy reach of Oakham's town centre, local schools, and the train station.

Upon entering, an inviting hallway leads to a convenient WC and the spacious living room, which overlooks the front aspect and features stairs rising to the first floor. The living room provides a comfortable space for relaxation and entertaining. Adjacent to this, the kitchen breakfast area is well-appointed with a range of floor and wall-mounted units, ample worktop space, and a useful storage cupboard/pantry, with a door offering direct access to the rear garden.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms, alongside a neutral family bathroom, ensuring comfortable accommodation for a household.

Externally, the property benefits from a private rear garden, predominantly laid to lawn and enclosed by timber fencing, offering a pleasant outdoor space. To the side, there is allocated off-road parking spaces for convenience.

Situated in a desirable area, this home combines practical living with a prime location, making it an ideal choice for a starter home. Oakham is a charming market town in Rutland, known for its historic buttercross, impressive Oakham Castle, and excellent local amenities. Residents can enjoy a variety of independent shops, cafes, and restaurants, as well as picturesque countryside ideal for walks and outdoor activities. The town benefits from good transport links, including a train station providing connections to larger cities, and a selection of well-regarded schools, making it a popular choice for many.

To book a viewing call our area experts

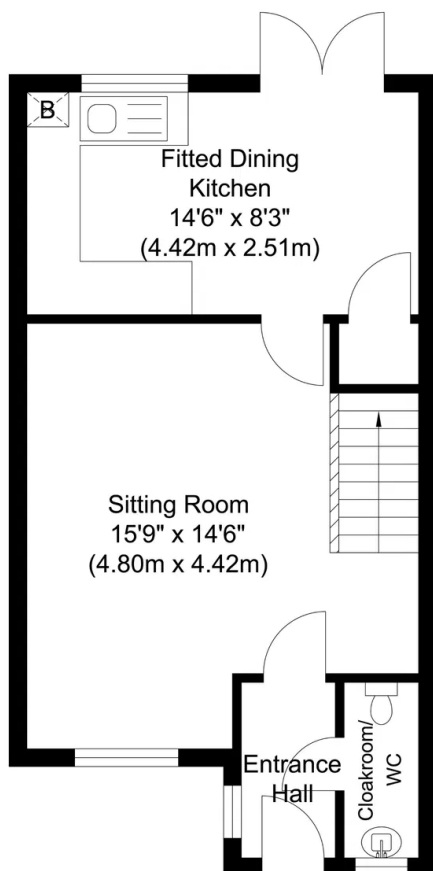
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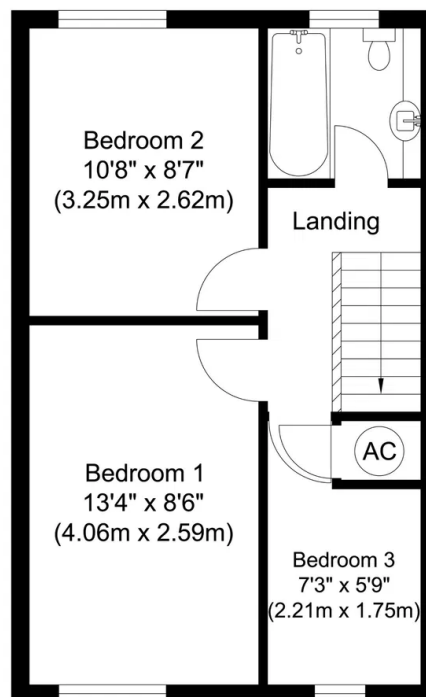
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Ground Floor  
Approximate Floor Area  
378.99 sq. ft  
(35.21 sq. m)



First Floor  
Approximate Floor Area  
352.51 sq. ft  
( 32.75 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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