



Tyne Road, Oakham  
Asking Price Of £250,000





Three-bedroom semi-detached home located in a popular area near Brooke Hill School in Oakham. The property comprises entrance porch, a living room with window to front and rear aspects, and a dining kitchen with a range of wall and base level units.

To the first floor, there are two good-sized double bedrooms, a single bedroom and family bathroom. This property has scope for further improvements or an extension (Subject to planning permission).

Externally the property offers driveway parking, lawn area to the front, an enclosed rear garden with a patio area against the rear of the property, and a lawn with a fruit tree and wooden shed.

The property is situated in a quiet residential street in the highly sought-after market town of Oakham. Oakham offers a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospitals and both primary/secondary schooling. There is a bus station providing regular services around the town and through to neighbouring villages and towns, as well as a train station with direct links to further towns and cities.

Tenure: Freehold

Main: Water, Gas and Electric

Council Tax: B

EPC: D

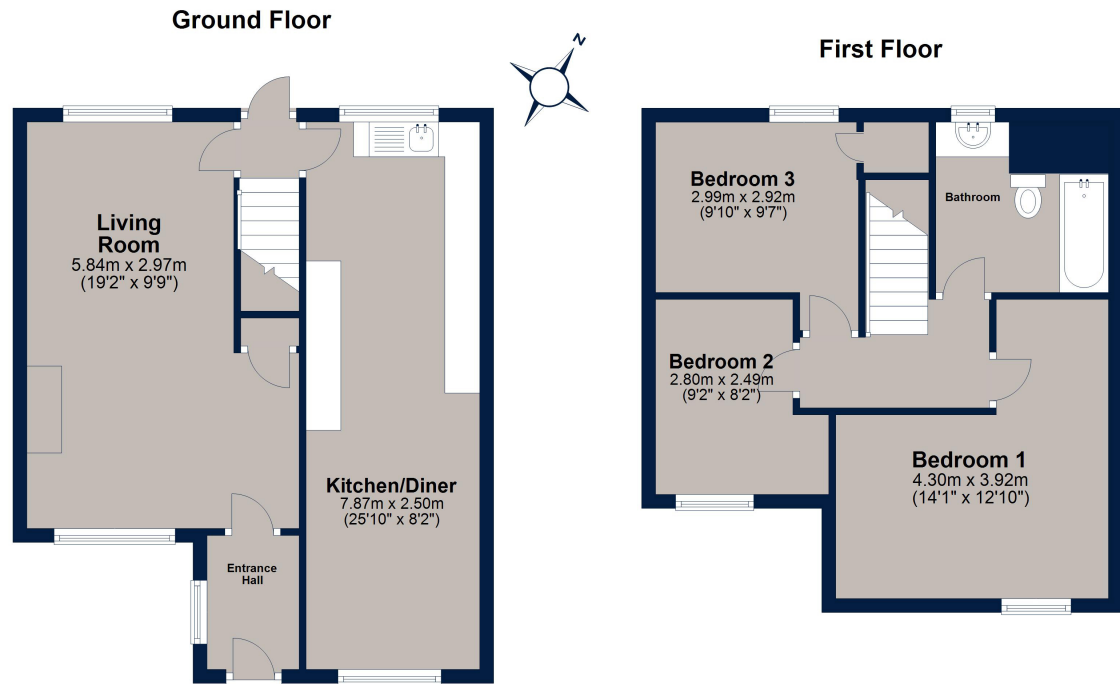








# Tyne Road, Oakham



Total area: approx. 86.6 sq. metres (932.3 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo Plan produced using PlanUp.



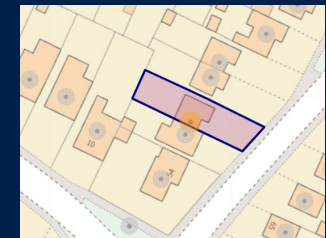
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Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling. There is a bus station providing regular services around the town and through to neighbouring villages and towns, as well as a train station with direct links to further towns and cities.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements