



Kings Road,
Oakham, Rutland, LE15 6PD

NEWTONFALLOWELL 

**Kings Road,
Oakham, Rutland, LE15 6PD
Guide Price £160,000 Freehold**

**** GUIDE PRICE £160,000 - £170,000 ****

Situated on an extremely popular and sought-after road in Oakham, within a moment's walk of the picturesque town center and local train station is this spacious renovated mid terraced home. In a move in condition and being sold with NO ONWARD CHAIN the property boasts a living room, kitchen, utility, two bedrooms and three piece bathroom. A fantastic purchase for a first time buyer (or investor), this property is a must view at the earliest convenience to avoid missing out!

The front door leads you into the entrance hall where you will find the stairs flowing to the first floor landing. The light and airy living room sits to the front and offers a window overlooking the front aspect. A door leads you into the spacious modern and contemporary kitchen where you will find plenty of floor to wall base units. A useful utility room sits to the rear of the property. From the first floor landing you will find two bedrooms, and the three piece bathroom.

Externally the property offers a courtyard which is accessed via the utility room. You will also find a rear garden which is mainly laid to lawn.



Entrance Hall

3'9 x 3'1 (1.14m x 0.94m)

Living Room

11'5 x 10'5 (3.48m x 3.18m)

Kitchen

11'5 x 11'3 (3.48m x 3.43m)

Utility Room

7'9 x 5'5 (2.36m x 1.65m)

First Floor Landing

6'5 x 3'0 (1.96m x 0.91m)

Master Bedroom

14'8 x 11'6 (4.47m x 3.51m)

Bedroom Two

11'3 x 7'0 (3.43m x 2.13m)

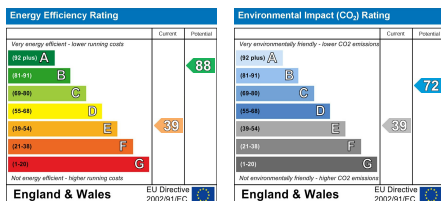
Bathroom

8'0 x 6'2 (2.44m x 1.88m)

Outside

Externally the property offers a small courtyard garden to the rear which is easily accessed from the utility room. There is also a garden which is mainly laid to lawn as well as a useful out building storage cupboard & shed.



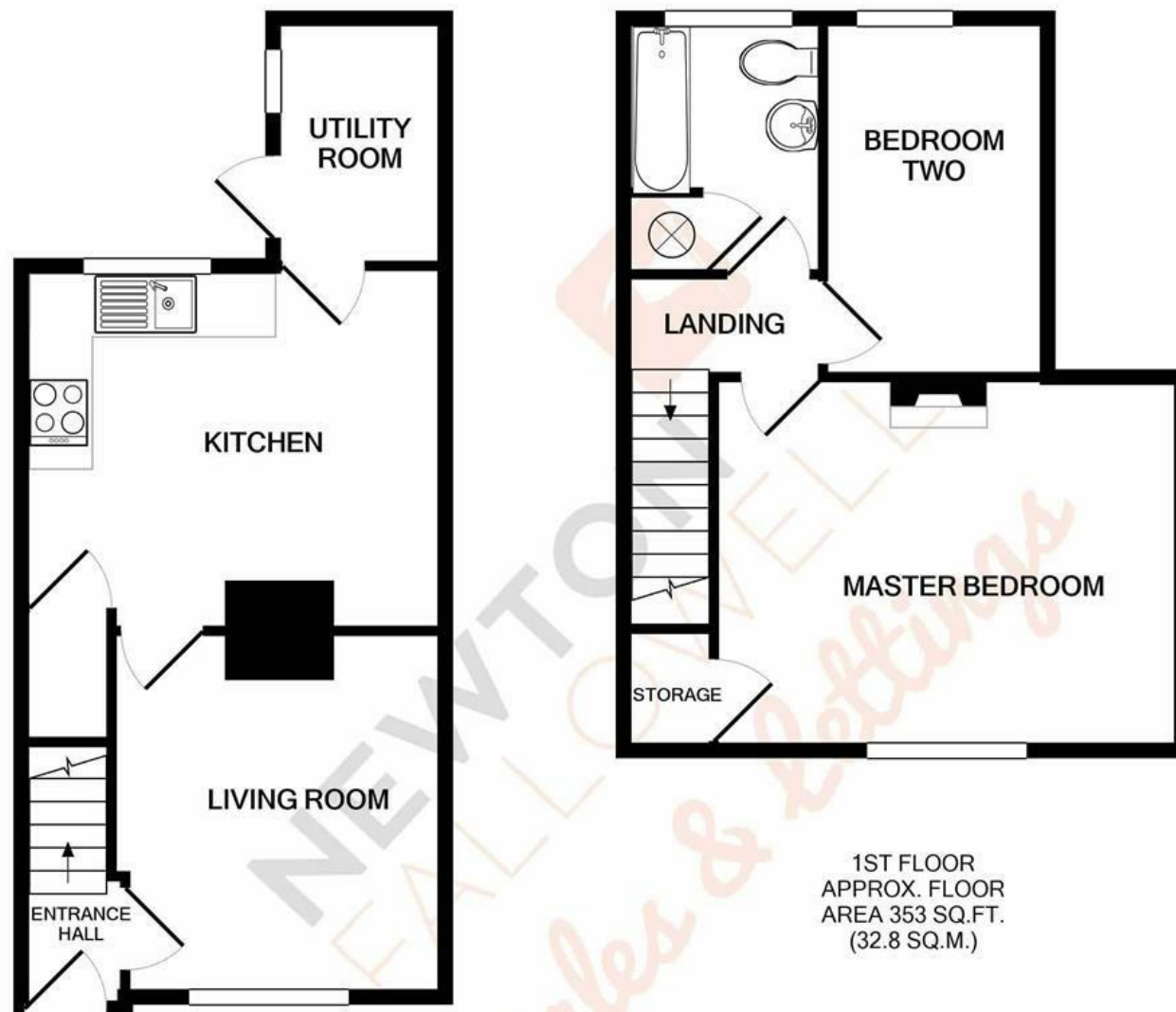
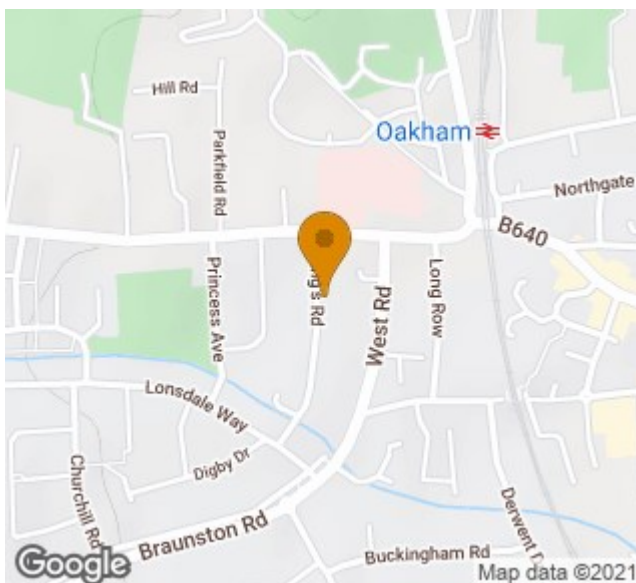


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1ST FLOOR
APPROX. FLOOR
AREA 353 SQ.FT.
(32.8 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 341 SQ.FT.
(31.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 693 SQ.FT. (64.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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