



Penn Street,
Oakham, Rutland, LE15 6BB

NEWTONFALLOWELL 

**Penn Street,
Oakham, Rutland, LE15 6BB
£775 PCM**

A delightful and attractive three bedroom town house set within easy access to Oakham's popular town centre. This eye catching building offers excellent accommodation arranged over three floors including three double bedrooms, family bathroom and a cosy living area. There is also a small courtyard to the rear.



Living Room

11'05 x 11'05 (3.48m x 3.48m)

Kitchen Diner

12'01 x 10'06 (3.68m x 3.20m)

Utility Room

7'02 x 6'07 (2.18m x 2.01m)

First Floor Landing

10'07 x 5'04 (3.23m x 1.63m)

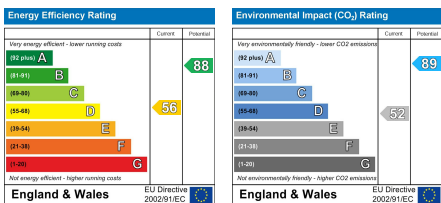
Master Bedroom

12'02 x 11'05 (3.71m x 3.48m)

Family Bathroom

10'07 x 7'00 (3.23m x 2.13m)





AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



**NEWTON
FALLOWELL**

t: 01572335005

e: oakham@newtonfallowell.co.uk

www.newtonfallowell.co.uk