



Deans Street,
Oakham, Rutland, LE15 6AF

NEWTONFALLOWELL 

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Oakham, Rutland, LE15 6AF
Offers In Excess Of
£180,000 Freehold

Situated in the heart of Oakham, within a stone throw from the local shops and train station is this extremely well-presented end-terraced home. A fantastic purchase for a first-time buyer or investor, the property boasts two receptions rooms, kitchen, bathroom and two double bedrooms. With the current market still being so buoyant, we advise an internal viewing at the earliest opportunity!

Sitting over two floors and entering via the front aspect, you are immediately welcomed via the light and airy living room which offers an electric fireplace and window overlooking the front aspect. From here a doorway leads into the dining area, which offers an understairs cupboard and built-in storage. The gally kitchen offers plenty of floor to wall base units and has a door providing access to the rear courtyard garden. Downstairs is finished with the three-piece bathroom. Stairs from the dining room flow to the first floors landing where you will find two doubles bedrooms.

Externally the rear courtyard garden is easy to maintain and a fantastic space for alfresco dining.

The current owner has a parking permit so can park outside the property or on one of the adjacent streets (subject to availability).



Living Room

11'3 x 10'10 (3.43m x 3.30m)

Dining Room

13'8 x 10'4 (4.17m x 3.15m)

Kitchen

8'2 x 6'4 (2.49m x 1.93m)

Utility Room

5'8 x 2'3 (1.73m x 0.69m)

Bathroom

7'0 x 5'6 (2.13m x 1.68m)

Master Bedroom

10'10 x 11'2 (3.30m x 3.40m)

Bedroom Two

10'6 x 10'3 (3.20m x 3.12m)

Outside

Externally the property offers a rear courtyard garden, ideal for alfresco dining.

The current owner has a parking permit so can park outside the property or on one of the adjacent streets (subject to availability). In Rutland parking permits are £40 per annum.

If you'd like further information in regards to parking permits please visit the Rutland County Council website.

Agents Notes

The property has a new boiler installed in 2018.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(43-54) E			(43-54) E		
(31-42) F			(31-35) F		
(15-30) G			(15-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

AGENTS NOTE – DRAFT PARTICULARS:

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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.



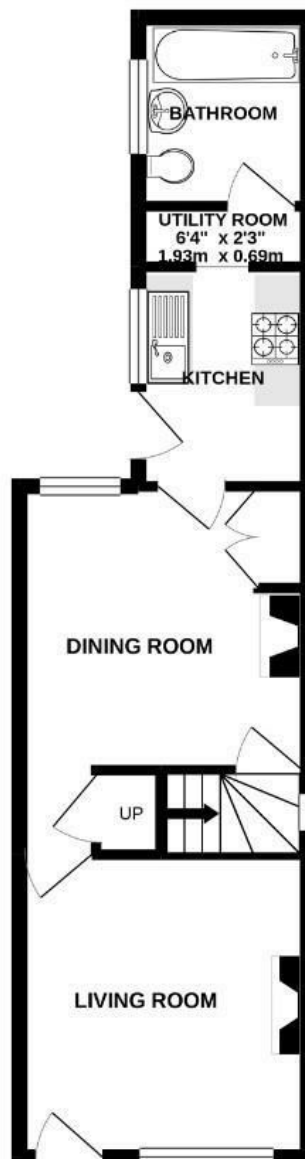
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FALLOWELL**

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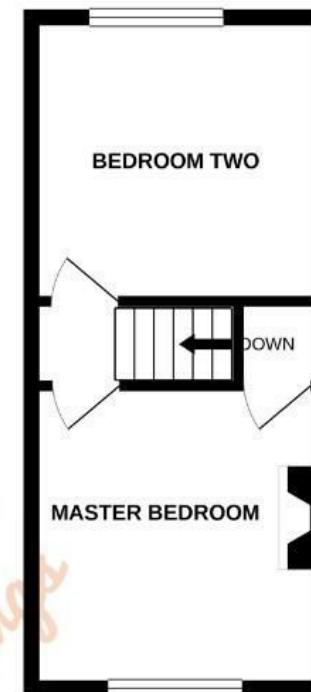
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GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
263 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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