



Tollesbury Avenue, Barleythorpe
Oakham, Leicestershire, LE15 7WE

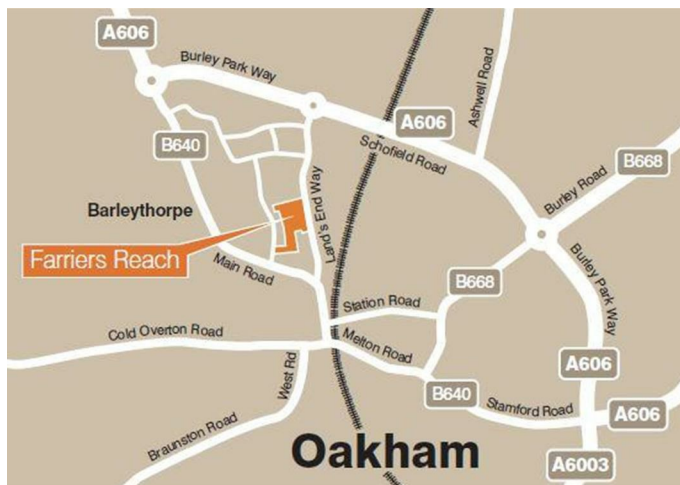
NEWTONFALLOWELL 

**Tollesbury Avenue, Barleythorpe
Oakham, Leicestershire, LE15 7WE
£294,995 Freehold**

PLOT 11 - THE PERTH - SEMI DETACHED WITH SINGLE GARAGE

A newly constructed semi detached town house on the desirable Farriers Reach development in Oakham. Offering well proportioned accommodation including an open plan kitchen and living area, two shower rooms and four spacious bedrooms. This particular plot offers a single garage next to the property along with a private rear garden.

Looking to buy on Farriers Reach? Contact Newton Fallowell, Oakham today to find out what plots are available for your budget. Help to buy available.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Target	Present
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	

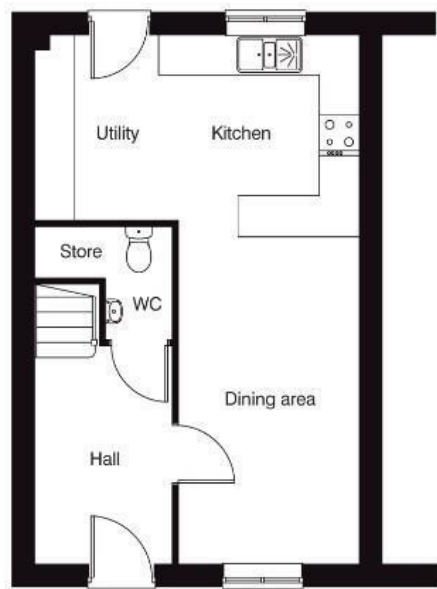
Environmental Impact (CO ₂) Rating		Current		Present	
Very environmentally friendly - lower CO ₂ emissions	Current	Target	Present	Current	Present
(92 plus) A					
(81-91) B					
(69-80) C					
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Not environmentally friendly - higher CO ₂ emissions					
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AGENTS NOTE – DRAFT PARTICULARS:

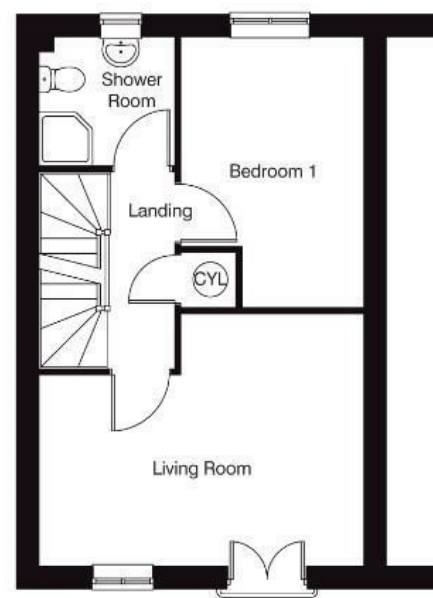
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Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

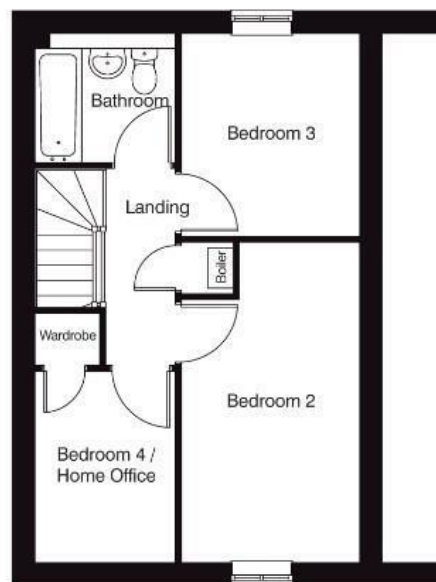
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you 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.



Ground floor



First floor



Second floor



**NEWTON
FALLOWELL**

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