



Asking Price £230,000 | Freehold

Hectors Way, Oakham, LE15 6JZ





## Key Features & Description

- Modern Two Bedrooms
- End of Terrace
- Conservatory
- Easy Maintain Garden
- Allocated Parking to the Rear - for two cars
- Available with No forward Chain
- EPC Rating C | Council Tax Band B

Situated in a popular location in Oakham, within easy reach of the town centre and train station, this modern two-bedroom end-terrace property is offered to the market with no forward chain.

The accommodation comprises a fitted kitchen, a convenient downstairs WC, and a spacious living/dining room with French doors opening into the conservatory. The conservatory provides additional living space and features doors leading out to the rear garden.

To the first floor is a generous double bedroom, a spacious single bedroom, and a family bathroom.

Externally, the fully enclosed rear garden has been designed for ease of maintenance and benefits from rear access for two allocated parking spaces. The property also enjoys a small garden area to the front and side, enhancing its attractive end-terrace position.

This property would make an ideal first-time purchase, investment opportunity, or home for those looking to downsize while remaining close to local amenities and transport links.

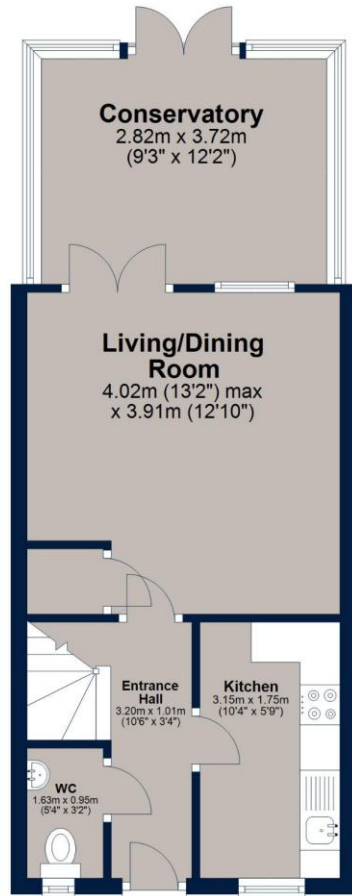
### TOWN LIFE

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.

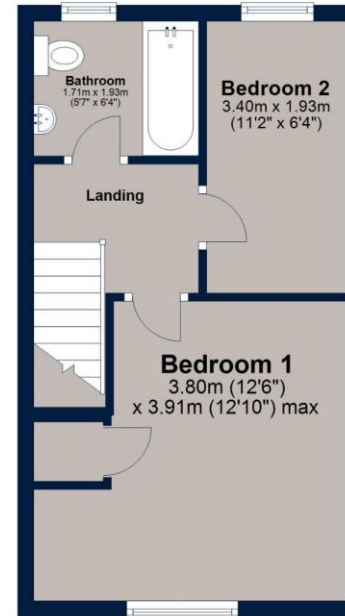




### Ground Floor



### First Floor



Total area: approx. 67.8 sq. metres (730.3 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  
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#### Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



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