



Brooke Road, Oakham
Guide Price £400,000



This wonderful three-bedroom detached home was built in the early 1900's, retaining many original characters, resonantly fitted windows and enjoys a landscaped garden. The current owners and carried out cosmetic work including some replastering and a newly fitted downstairs shower room. Beautifully presented throughout and including a downstairs shower room and W/C, three reception rooms, kitchen, and sunroom. On the first floor there are three double bedrooms with the main bedroom benefiting from an en-suite.

To the front of the property is a block paved drive for one car and a small lawn area with picket fencing to the front and wall to the side. There is also gated rear access. The rear landscaped garden has several seating areas for enjoying summer sun, mainly laid to lawn with established shrubs and trees complement the garden to providing plenty of privacy.

TENURE: Freehold

EPC:E

Council Tax: D

Mains: Electric, Gas and Water





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Total area: approx. 103.2 sq. metres (1110.7 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 Plan produced using PlanUp.



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements