



 SPREY
PROPERTY

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Cornflower Crescent, Barleythorpe
Asking Price £220,000



Well-presented two-bedroom semi-detached home starter home or investment, situated on the sought after estate within walking distance of Catmose College, Oakham town and train station and a stone's throw from the lovely green area. The accommodation in brief comprises; entrance hall, cloakroom, living room/diner and kitchen to the ground floor. Two spacious bedrooms and family bathroom. The property also benefits from allocated parking and a fully enclosed rear garden.

TENURE: Freehold (Subject to an Annual Management Fee)

All Mains' Services

Council Tax Band: B

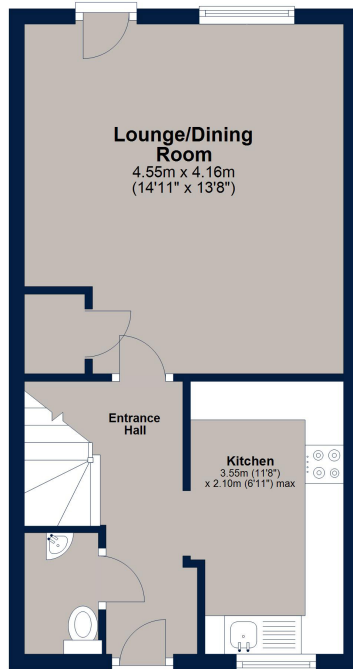
EPC: B





Cornflower Crescent, Barleythorpe

Ground Floor



First Floor



Total area: approx. 68.3 sq. metres (735.3 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
Plan produced using PlanUp.



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Barleythorpe is situated on the outskirts of the popular market town of Oakham, which offers a variety of high-street retailers, independent boutiques, and a selection of restaurants and cafes to suit all tastes. Oakham is also well connected to the nearby cities of Leicester and Peterborough, benefitting from its own train station and regular busses serving the surrounding villages and towns. Rutland Water is just over 5 minutes' drive away and offers everything from recreational sports to bird watching and even a leisurely family days out.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	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