



Penn Street, Oakham
Asking Price Of £325,000



Set within a popular location just a moment's walk from Oakham's bustling town centre and being sold with NO CHAIN is this stunning period Victorian semi-detached property that has been well maintained by the current owners. The property offers two spacious reception rooms and three double bedrooms plus a single. Residing on a generous plot the property offers spacious living accommodation and is presented to a high standard.

As you approach the property access is via the recessed porch, front door that leads into the entrance hall with original flooring. From the entrance hall, there are stairs to the first-floor landing and doors to the lounge, dining room, and kitchen. The lounge sits to the front of the property and features a traditional bay with box sash windows to the front aspect and feature fireplace. To the rear of the property is the dining room and kitchen with the kitchen offering wall and floor units, tiled splashbacks, and access to the rear garden. The dining room is spacious and offers built-in storage cupboards and exposed brick chimney breast with fireplace. On the first floor, there are three double bedrooms and a single along with a family bathroom. Bedroom one and bedroom four sit to the front of the property. The family bathroom and bedroom three sit to the rear of the property with bedroom two in the middle. The family bathroom is majority tiled and features a p-shaped bath, and pedestal wash hand basin.

Externally the property resides on a spacious plot with the rear being mainly laid to lawn with borders of plants and shrubs. A useful storage and utility offers a wide range of uses.

TENURE: Freehold
All Mains' Services
Council Tax Band: D
EPC: E





Penn Street, Oakham



Total area: approx. 129.2 sq. metres (1391.2 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.



Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

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		80 C
55-68	D		
39-54	E	50 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