



Ladywell, Oakham  
Asking Price of £165,000



Positioned in the popular area of Ladywell, near allotments and within walking distance of Oakham's historic market town centre, this two-bedroom home offers a living room, kitchen/Diner, two bedrooms and three-piece shower room.

Situated over two floors entry is via the front of the property into the lobby leading to the living room with window that overlooks the front aspect, stairs to the first floor and opens to the kitchen. The kitchen/Diner is located to the rear of the property and offers a range of floor-to-ceiling units, breakfast bar and space for washing machine and fridge/freezer, plus door leading to the rear garden. From the living room, stairs lead to the first-floor landing, and you gain access to, two bedrooms and the three-piece shower room.

Externally the property has parking to the rear, a small garden with grassed area to the front and an enclosed paved garden to the rear with gated access to the parking area. Available with No forward Chain.

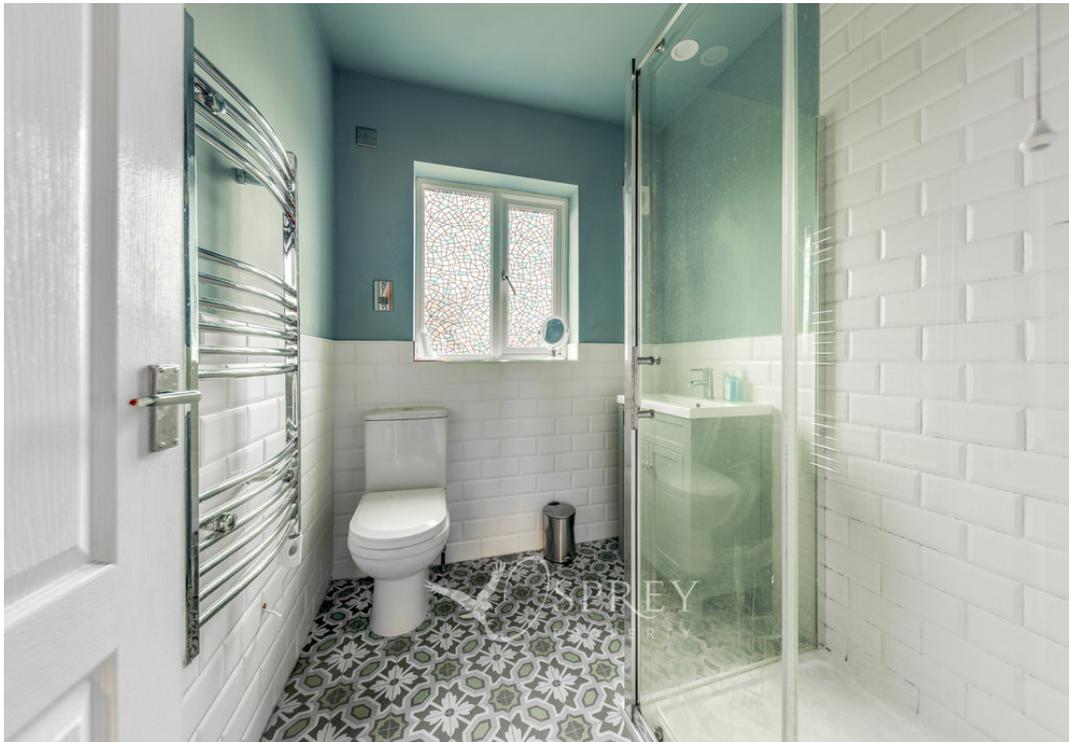
TENURE: Freehold

MAINS: Electric and Water Connected

EPC: D

COUNCIL TAX: B





# Ladywell, Oakham

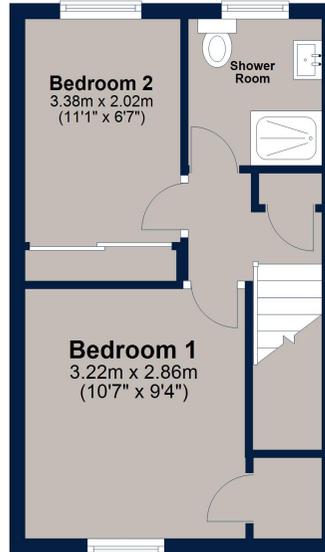
## Ground Floor

Approx. 28.0 sq. metres (301.9 sq. feet)



## First Floor

Approx. 25.8 sq. metres (277.4 sq. feet)



Total area: approx. 53.8 sq. metres (579.3 sq. feet)



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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		91 B
69-80	C		
55-68	D	55 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