



Cold Overton Road, Oakham  
Offers Over £175,000





Welcome to this spacious 3-bedroom end-of-terrace property, ideally positioned for town centre living, with easy access to the Train Station. Offering generous living space and great potential, this home is perfect with a touch of updating.

Inside, you'll find a bright living room, with a feature a fireplace with bressummer beam, ideal for relaxing evenings, and a well-proportioned dining kitchen which is the heart of the home, with ample room for entertaining and family meals.

Upstairs, the main bedroom benefits from its own ensuite bathroom, while two further bedrooms offer comfortable accommodation. A refitted bathroom completes the upper floor.

Outside, the property boasts off-street parking and enjoys the added privacy of being an end-of-terrace, with scope to enhance inside to suit your personal style.

TENURE: Freehold  
All Mains Connected  
EPC:C  
Council Tax: C







# Cold Overton Road, Oakham

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.



**Total area: approx. 108.7 sq. metres (1170.5 sq. feet)**

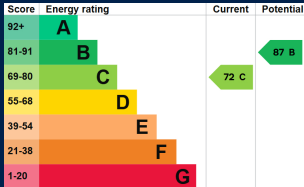
This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
Plan produced using PlanUp.

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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