



West Street, Oundle,  
Offers In Region Of £295,000





This delightful two-bedroom cottage is quietly positioned off West Street in a small row of similar properties. With character features throughout, the property provides a quaint courtyard to the front of the property with space for a small table and chairs. French doors from the courtyard enter into the fitted kitchen, which has a range of neutrally coloured wall and base units with worktop over and splashbacks. There is a fitted oven with gas hob above and space for an undercounter fridge and freezer. The characterful living room has a splendid open fire with stone surround, ceiling beams, an exposed stone wall and dual aspect windows. Georgian style French doors open onto the courtyard. From the living room there are two doors, one to a bedroom/hobby room and the other to a rear lobby that leads to the cloakroom that has plumbing for a washing machine.

The landing has exposed stone walling and accesses a good-sized bedroom with a vaulted ceiling and decorative cast iron fireplace. Fitted with a white suite, the bathroom has a vaulted ceiling with a beam and Velux rooflight.

Located in the conservation area of Oundle, just a short walk to the marketplace. Offered with no forward chain.

Tenure: Freehold  
 All Mains Services Are Connected  
 Gas Central Heating  
 Council Tax: Band C  
 No Forward Chain









# West Street, Oundle



Total area: approx. 72.7 sq. metres (782.1 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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Located off West Street in a quiet position, this delightful two-bedroom cottage offers practical living with character. The kitchen opens onto a small courtyard garden through French doors, and the living room features an open fire. Downstairs includes a small double bedroom and a W.C. with plumbing for a washing machine. Upstairs, there is a double bedroom and a bathroom with shower over bath. The property retains original beams and benefits from gas central heating. Free long-term parking is available nearby.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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