



Offers Over £195,000 | Freehold

Hill Road, Oakham LE15 6PA







## Key Features & Description

- Three Bedroom
- End of Terrace
- Gas Central Heating
- Dining Kitchen
- Shower Room
- Large Rear Garden
- Driveway Parking
- Scope for extension (STPP)
- EPC Rating D | Council Tax Band A

This three-bedroom ex-local authority home is ideally situated within easy reach of Oakham's well-regarded schools and hospital, and just a short walk from the town centre and train station.

The accommodation comprises a welcoming living room featuring a fireplace, and a spacious dining kitchen with ample room for appliances. A charming stable door leads through to the conservatory, providing additional versatile living space.

To the first floor are two generous double bedrooms, a good-sized single bedroom, and a refitted shower room which is fully tiled.

Outside, the property benefits from a large, enclosed rear garden, mainly laid to lawn – ideal for families and outdoor entertaining. To the front, there is a driveway providing off-road parking for several vehicles.

The property would benefit from some cosmetic updating, offering excellent potential to personalise.









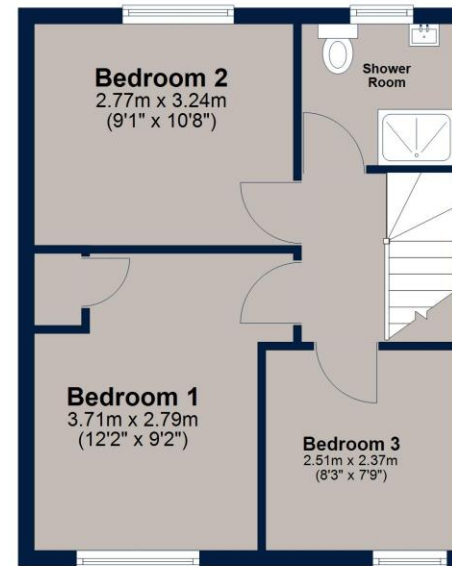
### Ground Floor

Approx. 46.3 sq. metres (498.2 sq. feet)



### First Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



**Total area: approx. 80.9 sq. metres (871.0 sq. feet)**

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**Osprey Oakham Sales**

4 Burley Road, Oakham, Rutland LE15 6DH

**T: 01572 756675 |**

**[osprey-property.co.uk](http://osprey-property.co.uk)**