



Offers Over £169,000 | Freehold

Malvern Walk, Oakham, Rutland, LE15 6NJ





Key Features & Description

- Mid Terrace Home
- Three Bedrooms
- Downstairs W/C
- Living Room Diner
- Parking
- Enclosed Rear Garden
- Available with No forward Chain
- EPC Rating B | Council Tax Band B

A spacious three-bedroom mid-terrace home, offered to the market with no forward chain, presenting an excellent opportunity for first-time buyers, families, or investors.

Upon entering the property, you are welcomed by a hallway which provides access to the main ground floor accommodation. The generous L-shaped living/dining room is a standout feature of the home, offering a bright and versatile space ideal for both relaxing and entertaining. With clearly defined areas for lounging and dining, this room provides flexibility to suit a variety of lifestyles.

The kitchen is conveniently located and offers ample scope for modernisation or reconfiguration, allowing prospective buyers to tailor the space to their own tastes and requirements. Completing the ground floor is a useful downstairs W/C, adding to the practicality of the home.

To the first floor, the property comprises two double bedrooms and one single bedrooms, suitable for family living, guest accommodation, or home office use. The family bathroom serves all bedrooms and offers further potential for upgrading.

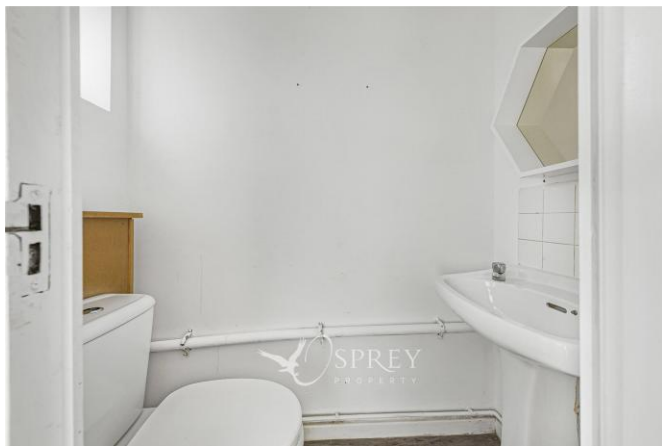
Externally, the property enjoys a front garden, mainly laid to lawn. To the rear, there is a fully enclosed garden, also predominantly laid to lawn, offering a safe and private outdoor space ideal for children, pets, or outdoor entertaining.

Overall, this property represents a fantastic blank canvas, with scope for improvement and value enhancement. Its combination of space, layout, and potential makes it an appealing prospect for those looking to create a long-term home or a rewarding investment opportunity.

TOWN LIFE

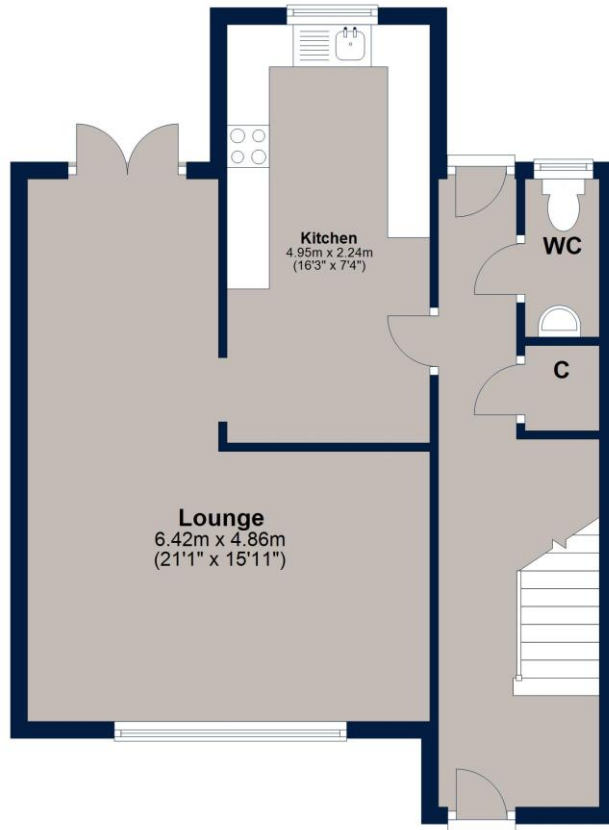
Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling. There is a bus station providing regular services around the town and through to neighbouring villages and towns, as well as a train station with direct links to further towns and cities.





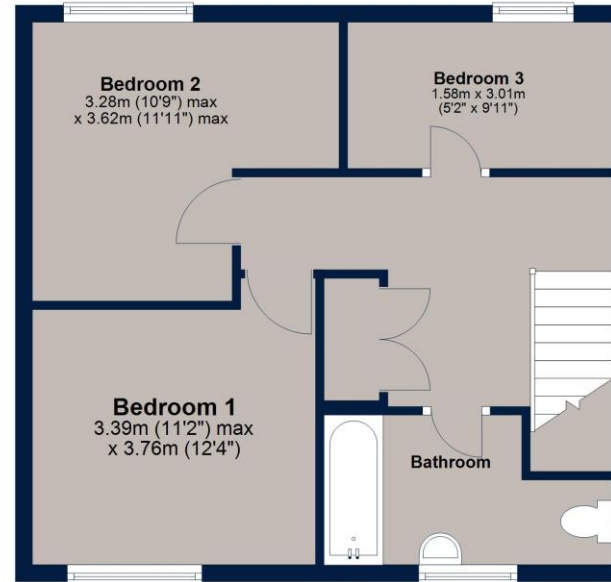
Ground Floor

Approx. 48.9 sq. metres (526.8 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.7 sq. feet)
(excluding Bathroom)



Total area: approx. 86.4 sq. metres (930.5 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. www.m-photo.pro
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Important Notice

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