



Welland Way, Oakham
Offers Over: £200,000



Set in a highly sought-after location, this well-maintained modern, mid-terraced home has to be seen. With neutral decor and carpets throughout, the house comes with the added benefits of new flooring, oven and a Worcester boiler that was fitted in 2022.

The spacious entrance hall has ample space for shoes and coats.

From the hallway, you will find access to the living room and stairs to the first floor.

The bright living room overlooks the front aspect of the property with a door leading to the breakfast-kitchen and French doors overlooking the garden to the rear. The downstairs w/c completes this floor.

To the first floor is a landing leading to two double and one single bedroom plus bathroom with shower over the bath.

The easily maintained garden to the rear has a shed and gated access to two allocated parking spaces.

The property is situated a short walk from the centre of this popular Rutland market town.

TENURE: Freehold

EPC:C

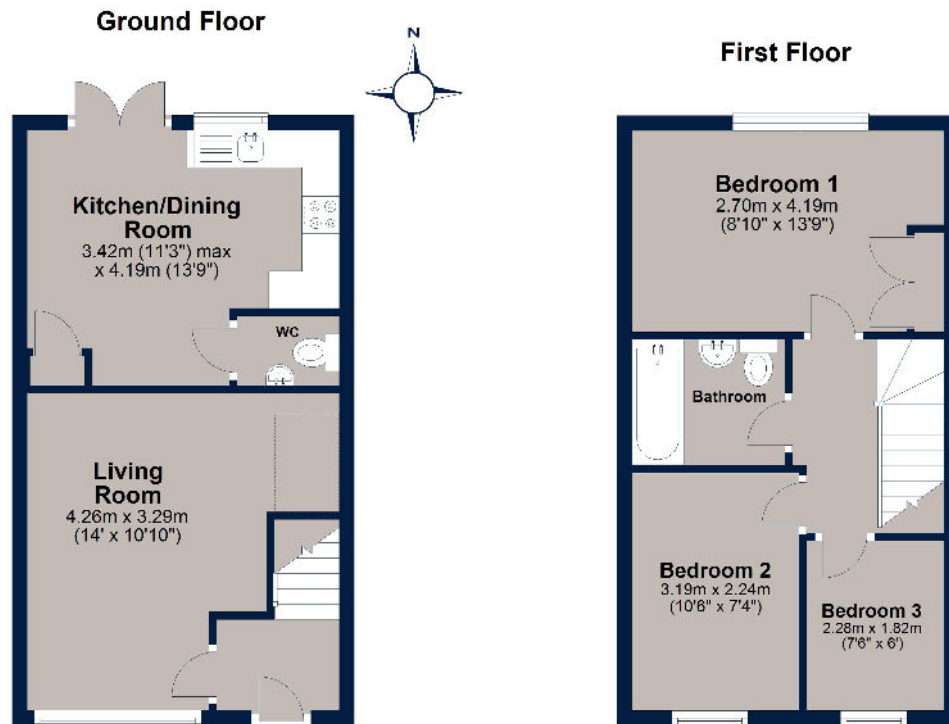
COUNCIL TAX: B

MAIN: Water, Gas and Electric.





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Total area: approx. 65.7 sq. metres (707.4 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.



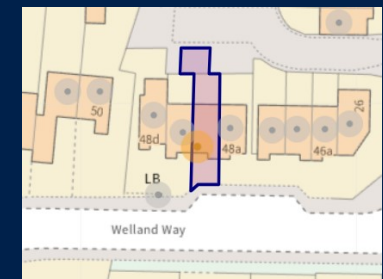
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Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling. There is a bus station providing regular services around the town 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 | | 90 B |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

