



Offers in excess of £170,000 | Freehold

Ladywell, Oakham, Rutland, LE15 6DB





Key Features & Description

- Refurbished Home
- Two Bedrooms
- Refitted Dining Kitchen
- Refitted Bathroom
- Updated Electrics and Heating
- Parking Space
- Enclosed Rear Garden
- Available with No forward Chain
- EPC Rating D | Council Tax Band B

Ideally situated within walking distance of Oakham town centre and a local primary school, this well-presented two-bedroom mid-terrace property is also conveniently located close to the local allotments.

The property has been refurbished throughout, with improvements including a new kitchen and contemporary bathroom, new heating, updated electrics, new flooring and redecoration throughout.

The newly fitted kitchen provides space for a washing machine and fridge freezer and built in cooker and hob. The contemporary bathroom features a bath with a shower over.

Outside, the property benefits from a dedicated parking space, along with an enclosed rear garden featuring a patio area, wooden shed and useful rear access.

The property is offered for sale with no forward chain, making it an excellent opportunity for first-time buyers, investors or those looking for a conveniently located home.

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.





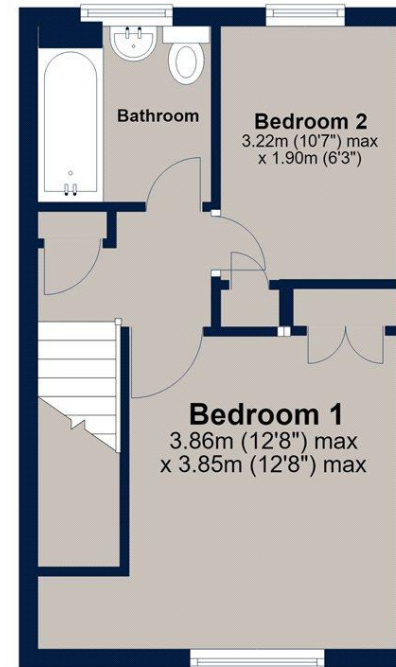
Ground Floor

Approx. 28.3 sq. metres (304.4 sq. feet)



First Floor

Approx. 25.7 sq. metres (276.6 sq. feet)



Total area: approx. 54.0 sq. metres (581.0 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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



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