



Cold Overton Road,  
Asking Price of: £210,000



This two bedroom impeccably presented home has been greatly improved by its current owner, including refitting the kitchen, bathroom and down stairs w/c, to make a lovely town centre home or bolthole.

The property is accessed through to an entrance hall with doors leading too, living room, kitchen/breakfast room and downstairs W/C and stairs to the first floor. The modern kitchen with a range of eye and base level fitted units and integral appliances including hob, cooker hood and oven. The spacious sitting room, with wood effect flooring and a downstairs cloakroom completes the first floor. Rising to the first-floor landing there are two good-sized double bedrooms and a spacious shower room.

Externally you benefit from two allocated parking spaces adjacent to the property along with a small area of paving, ideal for a small table and chairs. Available with NO forward chain.

TENURE: Freehold  
All Mains Connected  
EPC:C  
Council Tax: B





# Cold Overton Road, Oakham

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.



Total area: approx. 75.7 sq. metres (814.9 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.

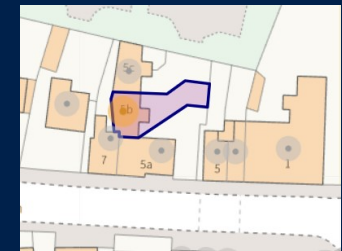


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	86 B



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