



West Road, Oakham  
Asking Price £255,000



This fabulous, terraced home has been great improved by the current owner. Which included reinstating some original features, includes decorative fireplaces, coving and original pine doors and floors, alongside modern additions to include a stylish and contemporary kitchen. With a traditional Victorian layout, which sees the nicely proportioned accommodation extend toward the rear of the home and includes living room, dining room, kitchen and down stair w/c. Climbing the stairs from the hallway to the landing, where you will find three bedrooms and bathroom.

This home is ideally placed for city commuters, and those who enjoy the 'hustle and bustle' of this delightful market town with the convenience of both its town centre and train station on the doorstep.

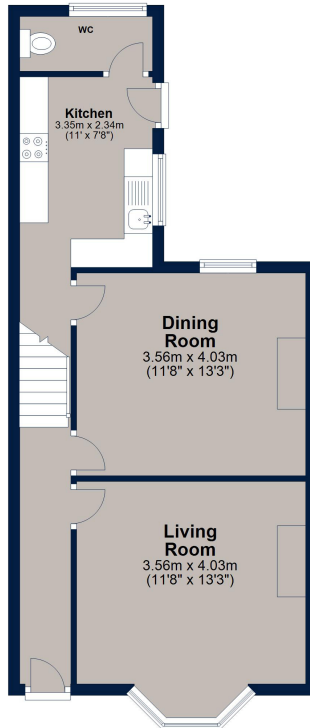
TENURE: Freehold  
All Mains Connected  
EPC: D  
Council TAX: B



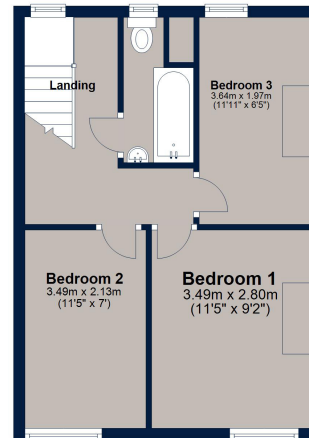


# West Road, Oakham

**Ground Floor**



**First Floor**



Total area: approx. 83.5 sq. metres (898.3 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		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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