



SPREY
PROPERTY

Farrer Way, Barleythorpe
Asking Price Of £205,000



Modern Two-Bedroom Freehold Coach House – No Chain

Offered with no onward chain, this well-presented two-bedroom first floor coach house offers stylish, low-maintenance living in a desirable and convenient location.

The spacious accommodation includes a bright and airy living/dining room, a contemporary kitchen fitted with integrated dishwasher and fridge/Freezer, and a modern family bathroom. The principal bedroom benefits from its own en-suite shower room, while the second bedroom provides a comfortable space for guests, a home office, or additional storage.

Further benefits include gas central heating, double glazing, and the rare advantage of being freehold.

Externally, the property features a single garage and private off-road parking, making it an ideal choice for first-time buyers, professionals, or investors alike.

Early viewing is highly recommended.

TENURE: Freehold

All Mains Connected

EPC: B

COUNCIL TAX:

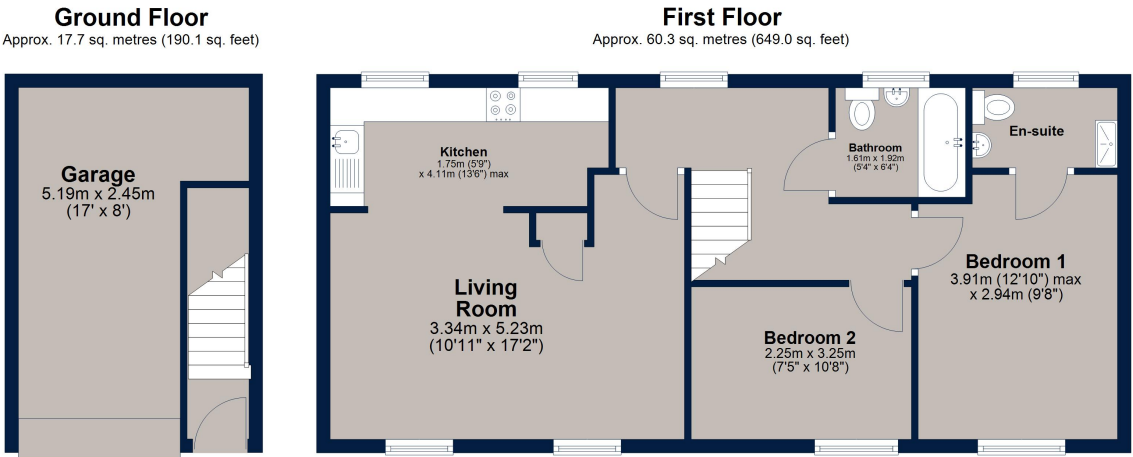
Service Charge for the Estate is approximately £180.00pa (subject to change)





Farrer Way, Barleythorpe

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. 78.0 sq. metres (839.1 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 85 B | 86 B |
| 69-80 | C | | |
| 55-68 | 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