

5 Graffham Drive, Oakham, LE15 6DQ

Set in the charming area of Graffham Drive, Oakham, this delightful terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is a welcoming area, perfect for entertaining guests or enjoying quiet evenings with family.

The accommodation comprises: - Entrance hall, cloakroom, kitchen, sitting room, landing, three bedrooms and a bathroom.

With parking available for one vehicle, you will find it easy to come and go as you please, adding to the convenience of this lovely home.

Situated in a peaceful neighbourhood, this property offers a wonderful balance of tranquillity and accessibility. Local amenities, schools, and parks are within easy reach, making it an ideal location for those seeking a community-oriented lifestyle.

The property is offered with NO CHAIN.
Guide Price £225,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Modern home
 - Gas fired central heating
 - UPVC double glazing
 - Off street parking
 - Council Tax Band - B, EPC - C
- Three bedrooms
 - Well presented
 - Popular residential location
 - Enclosed rear garden
 - NO CHAIN



ACCOMMODATION:

Entrance Hall

W/C

Lounge
4.67m x 3.63m (15'4 x 11'11)

Kitchen
3.73m x 2.44m (12'3 x 8')

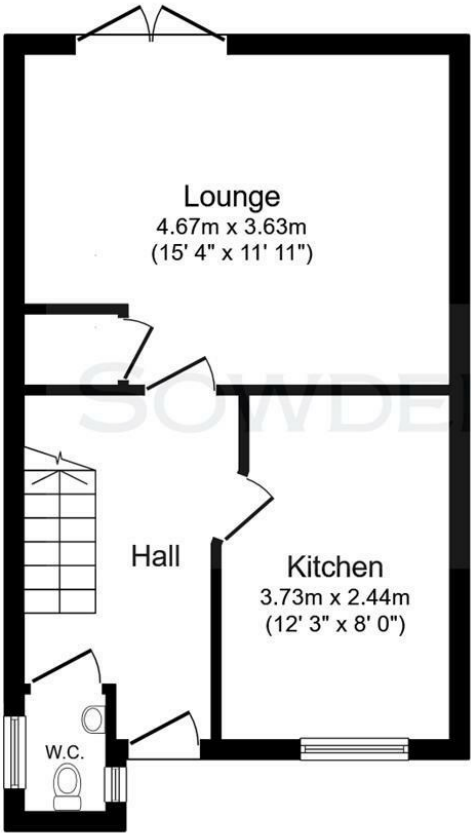
Landing

Main Bedroom
4.47m x 2.51m (14'8 x 8'3)

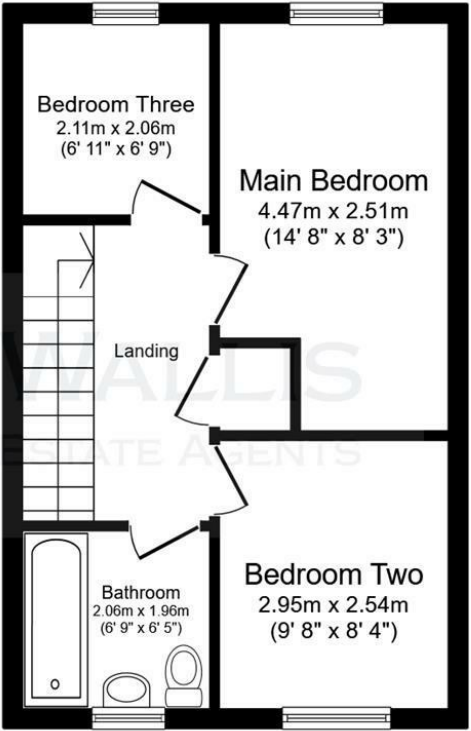
Bedroom Two
2.95m x 2.54m (9'8 x 8'4)

Bedroom Three
2.11m x 2.06m (6'11 x 6'9)

FLOOR PLAN:



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io