

## 66 Ladywell, Oakham, LE15 6DB

This well presented end of terrace house is for sale in the market town of Oakham, offering an ideal opportunity for first time buyers or investors.

The property features two bedrooms—one double and one single—along with a bathroom. There is one reception room and a kitchen, providing smart, functional living space at an affordable price point. Outside is a generous and private rear garden and off street parking for at least two cars.

Oakham's vibrant town centre, and railway station are within easy reach, connecting to major destinations such as Leicester, Peterborough, and Stamford.

With no upward chain, this property offers a straightforward purchase. Whether you are looking to get on the property ladder or invest in a popular Rutland market town, this home is well positioned to benefit from all the area has to offer.

**Asking Price £169,995 Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		71	77
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

- End of Terrace House
- Two Bedrooms
- Kitchen/Dining Room
- Off Road Parking for Two Cars
- EPC Rating C Council Tax Band B

- Neutrally Decorated Interior
- Spacious Living Room
- Bathroom /WC
- Ideal First Purchase or Investment
- No Upward Chain



**ACCOMMODATION:**

**Entrance Area**

**Living Room**  
4.04m x 3.99m (13'3 x 13'1)

**Kitchen/Dining Room**  
3.99m x 2.74m (13'1 x 9'0)

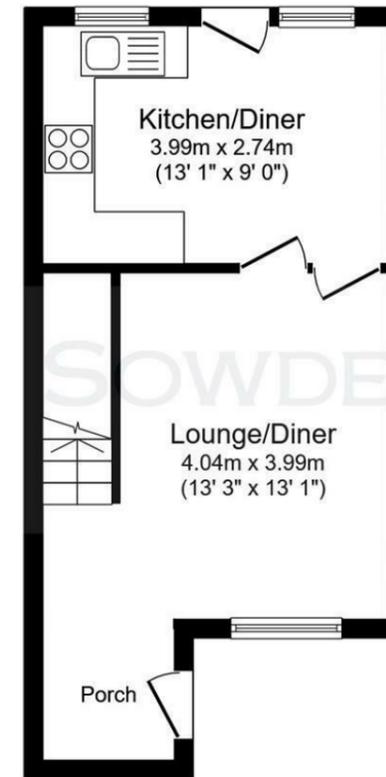
**First Floor Landing**

**Master Bedroom**  
3.15m x 3.00m (10'4 x 9'10)

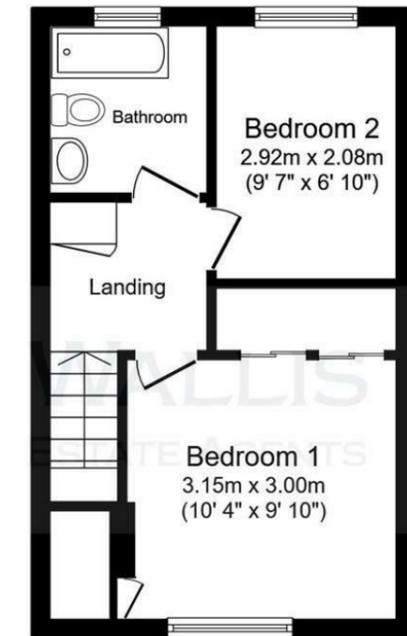
**Bedroom Two**  
2.92m x 2.08m (9'07 x 6'10)

**Bathroom/WC**

**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