

31 New Street, Oakham, LE15 6BA

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
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	

Set in the centre of Oakham just off the High Street, this two bedroom terraced home has been recently redecorated and comes with an open plan lounge diner and kitchen. The property is well presented and features gas fired central heating and a spacious main bedroom with two storage cupboards.

Accommodation comprises: - lounge diner, kitchen, landing, two bedrooms and a bathroom.

To the rear is a west facing low maintenance garden and two parking spaces.

AGENT NOTE: Photos taken prior to current tenants moving in

£950 PCM

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.

- Just off the high street and close proximity to Tesco
- Open lounge diner
- Gas fired central heating
- Available May 2025
- Deposit - £1148 Holding Deposit - £229
- Two allocated parking spaces
- Main bedroom with built in storage cupboards
- Recently decorated
- West facing low maintenance garden
- EPC - D, Council Tax Band - B



ACCOMMODATION:

Lounge Diner
5.61m x 4.45m (max) (18'5 x 14'7 (max))

Kitchen
2.11m x 2.26m (6'11 x 7'5)

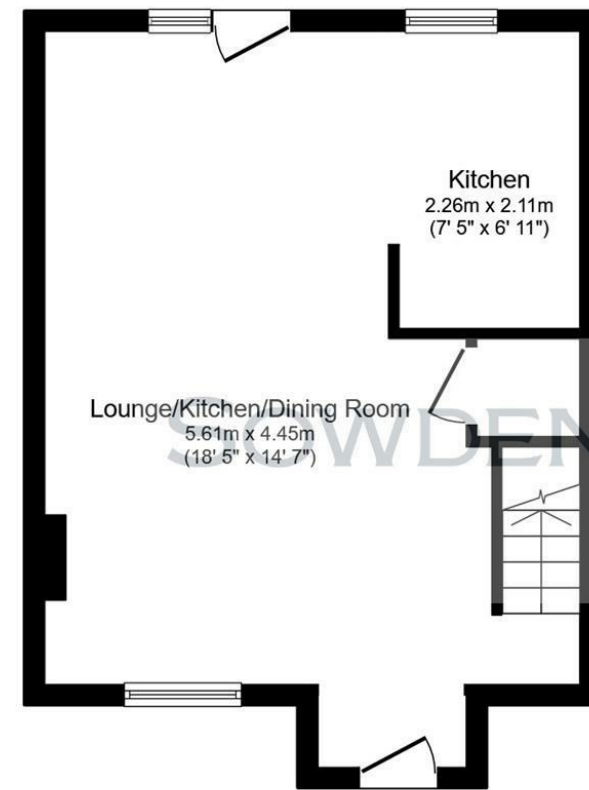
First Floor Landing

Bedroom
3.45m x 2.64m (11'4 x 8'8)

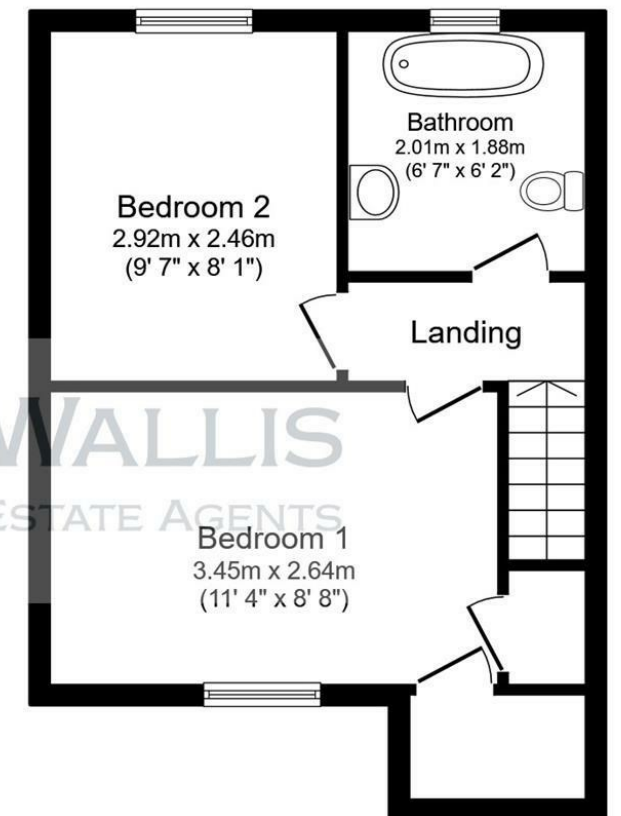
Bedroom
2.92m x 2.46m (9'7 x 8'1)

Bathroom

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