



FOR
SALE

NEWTON
FALLOWELL

St. Annes Close,
Oakham, Rutland, LE15 6AZ

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Oakham, Rutland, LE15 6AZ
£850 PCM**

Set within a few minutes walk of Oakham's bustling High Street & the Train Station is this **IMMACULATE** two bedroom Semi Detached property offering an open plan living/kitchen/diner with a modern fitted kitchen, a modern fitted bathroom with mixer shower, an enclosed rear garden and designated parking space. The property has just been completely renovated to a high standard. **AVAILABLE IMMEDIATELY!**

The property is set nicely behind a mature hedge with inset footpath leading to the front door which leads directly into the open plan living area. The kitchen offers a fitted range of units to both eye and base level with work surfaces and an integrated over, hob & extractor. There is plumbing for a washing machine and space for an under counter fridge. Concealed behind one wall unit is a modern fitted combi boiler and there is another useful under stair storage, French doors lead out to the rear garden. To the first floor, there are two good sized bedrooms and a modern white 3 piece bathroom with mixer shower over the bath.

Outside the property has an enclosed rear garden with lawn, patio and useful shed. There is gated pedestrian access to one side which meets an idea space for the bin storage and continues to the front of the property. Located within a designated parking area off Cunningham Close is a designated parking space for one vehicle. Contact Newton Fallowell to arrange your viewing on this fantastic property!



Entrance
6 x 4'6 (1.83m x 1.37m)

Living Area
11'8 x 11 (3.56m x 3.35m)

Kitchen Breakfast Area
14'6 x 7'6 (4.42m x 2.29m)

First Floor Landing
5'11 x 3'5 (1.80m x 1.04m)

Bedroom One
11'2 x 8'10 (3.40m x 2.69m)

Bedroom Two
9'4 x 8'2 (2.84m x 2.49m)

Bathroom
6'1 5'5 (1.85m 1.65m)

Outside
Enclosed gardens front and rear with a designated parking space located within a parking area to the rear of the property accessed via Cunnington Close.

Council Tax
The Property is a Council Tax Band B, payable to Rutland County Council

Pets
The Landlord of this Property will not consider applicants with pets.



COUNCIL TAX INFORMATION:

Local Authority: Rutland CC

Council Tax Band: B

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.

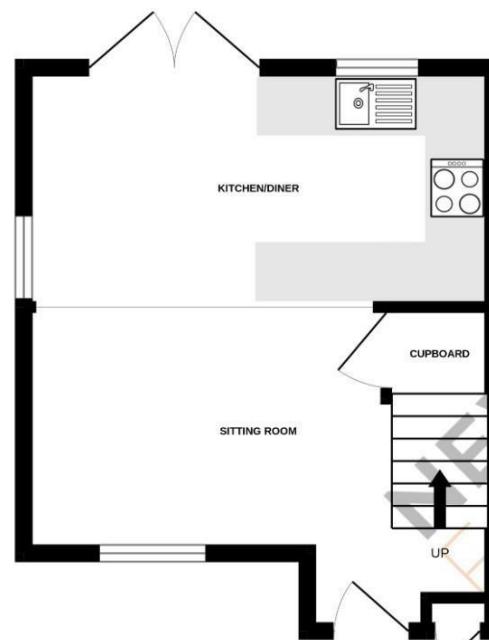


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | 78 | 78 |
| (81-91) | B | | |
| (69-80) | C | | |
| (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 | |