

THE HEMINGBY

Two bedroom house



Tollesbury Avenue, Barleythorpe

Oakham, Rutland, LE15 7WE

NEWTONFALLOWELL



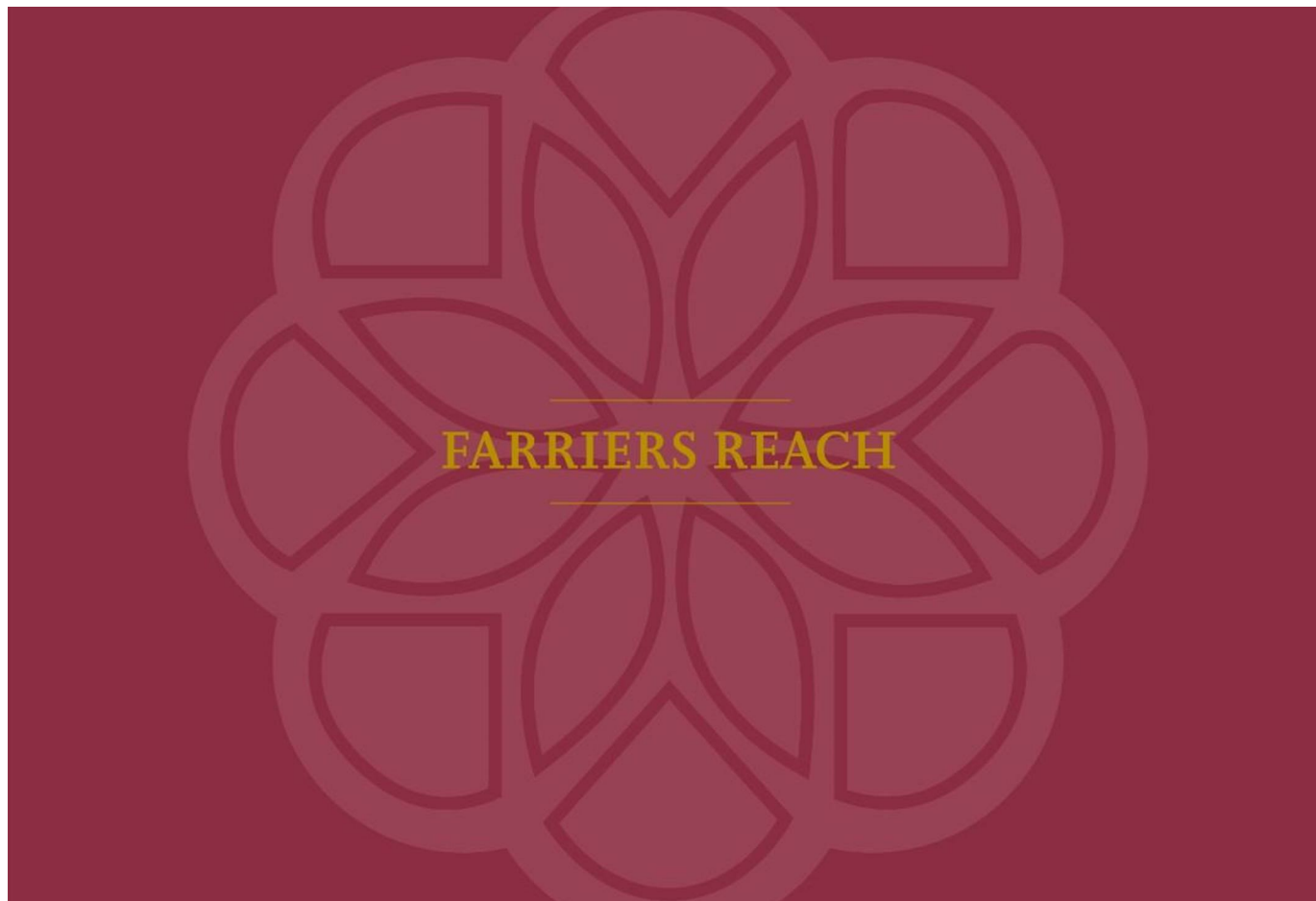
Tollesbury Avenue, Barleythorpe
Oakham, Rutland, LE15 7WE
£196,500 Freehold

PLOT 129 - THE HEMINGBY BY ALLISON HOMES

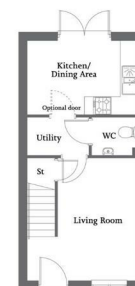
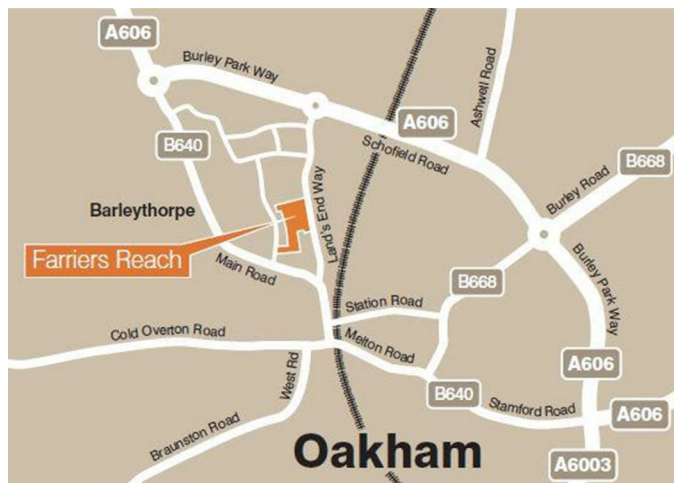
A neat and stylish mid terrace home, The Hemingby is perfectly suited to buyers starting out on the property ladder, those wishing to downsize and also those looking to purchase a solid investment property. A spacious living room occupies the front of the house, while a kitchen/dining area with French doors leading outside sits at the rear. A downstairs WC and utility room are useful additions. Upstairs, at either side of the bathroom, the two bedrooms are of reasonably equal size and both benefit from fitted wardrobes.

Help to Buy is available when looking to purchase this home, subject to qualifying criteria. Allison Homes are a well renowned house builder, building quality homes across the East Midlands. By reserving your home early, you'll benefit from a selection of Kitchen choices and upgrade options.

Contact us today to discuss this plot at others that become available on the site.

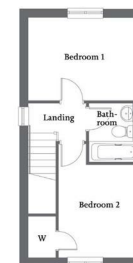


- The Halston I A36
2 bedroom apartments
HOMES 10, 114 & 116
- The Halston II A36
2 bedroom apartments
HOMES 11, 113 & 115
- The Digby A301
2 bedroom apartments
HOMES 108 & 110
- The Eagle A362
2 bedroom apartments
HOMES 102, 103, 107
- The Claythorpe I A1
3 bedroom apartments
HOMES 145, 146, 147, 1
- The Claythorpe II A
2 bedroom apartments
HOMES 148 & 149
- The Hemingby 2224
2 bedroom houses
HOMES 121, 122, 126, 2
115, 116, 117, 118, 119, 3
- The Afford 2288A
2 bedroom houses
HOMES 168 & 171
- The Rusby 2225
2 bedroom houses
HOMES 161, 166 & 172
- The Normandy 2230
2 bedroom houses
HOMES 119, 120, 123, 2
142, 143 & 138
- The Rockingham 346
4 bedroom houses
HOMES 114, 115, 146, 1
148, 149, 170, 171, 174, 1
111 & 116
- Property from prep
shown to highlight
- v Visitor Parking



Ground Floor

Living Room	4.09m x 3.72m	13'6" x 12'2"
Kitchen/ Dining Area	3.72m x 2.47m	12'2" x 8'1"
Utility	2.06m x 1.27m	6'9" x 4'2"



First Floor

Bedroom 1	3.72m x 2.77m	12'2" x 9'1"
Bedroom 2	3.09m x 2.71m	10'1" x 8'10"
Bathroom	1.97m x 1.70m	6'5" x 5'7"

Living Room

13'6 x 12'2 (4.11m x 3.71m)

Utility Area

6'9 x 4'2 (2.06m x 1.27m)

Downstairs WC**Kitchen / Dining Area**

12'2 x 8'1 (3.71m x 2.46m)

First Floor Landing**Bedroom One**

12'2 x 9'1 (3.71m x 2.77m)

Bedroom Two

10'1 x 8'10 (3.07m x 2.69m)

Bathroom

6'5 x 5'7 (1.96m x 1.70m)

Agents Note: Residents Management Company

The property is liable to pay an annual charge to Oakham Heights Residents Management Company for the maintenance and upkeep of the common areas within the Oakham Heights development. We are advised that the current charge is £195 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.

Agents Note: Photographs

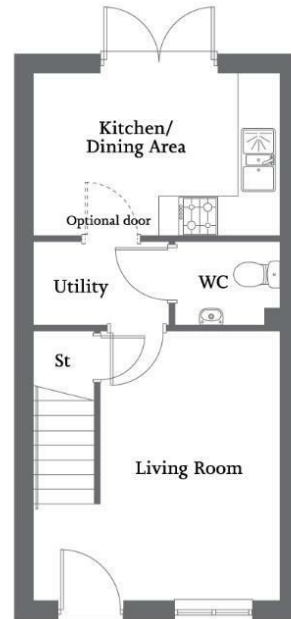
The images used within these details show a typical layout and design by Allison Homes. You should check with Newton Fallowell / the Sales Representative to confirm the exact specification of the plot before reserving your new home.

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.

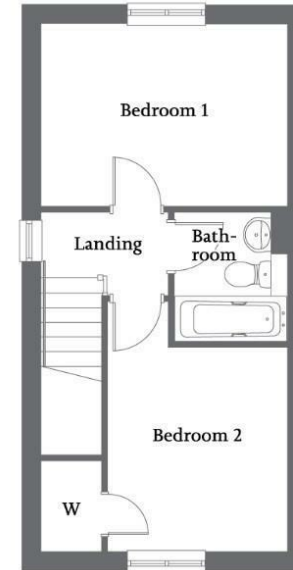
Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The 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.



Ground Floor

Living Room	4.09m x 3.72m	13'6" x 12'2"
Kitchen/ Dining Area	3.72m x 2.47m	12'2" x 8'1"
Utility	2.06m x 1.27m	6'9" x 4'2"



First Floor

Bedroom 1	3.72m x 2.77m	12'2" x 9'1"
Bedroom 2	3.09m x 2.71m	10'1" x 8'10"
Bathroom	1.97m x 1.70m	6'5" x 5'7"



**NEWTON
FALLOWELL**

t: 01572 335005
e: oakham@newtonfallowell.co.uk
www.newtonfallowell.co.uk

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	