



Clifton Court West Road,
Oakham, Rutland, LE15 6LT

NEWTONFALLOWELL 

**Clifton Court West Road,
Oakham, Rutland, LE15 6LT
£215,000 Freehold**

Set within a quiet cul-de-sac, just off West Road, is this extremely well kept semi-detached home. In a move-in condition, the property offers an open plan living/dining room, modern kitchen, conservatory, downstairs WC, three bedrooms and a family three-piece bathroom. To avoid missing out, we would advise an internal viewing at the earliest opportunity.

Set over two floors and entering via the front aspect the entrance hall provides access to both the WC and into the main open plan living/ dining room. The light and airy living room offer a window overlooking the front aspect, with the dining room benefiting from french doors sliding onto the rear garden. The modern and contemporary refitted kitchen leads through to the conservatory. Stairs from the living room, flow to the first floors landing where you will find three bedrooms, described as two doubles and a single. The three-piece bathroom finishes the upstairs accommodation.

The property boasts a block paved driveway providing parking for one vehicle in front of the house and one to the left-hand side. A side gate leads around to the rear garden where you have astro turf and is enclosed by timber fencing.



Entrance Hall

4'9 x 3'2 (1.45m x 0.97m)

Downstairs WC

6'5 x 2'10 (1.96m x 0.86m)

Living Room

16'1 x 15'11 (4.90m x 4.85m)

Dining Room

10'11 x 7'7 (3.33m x 2.31m)

Kitchen

11'1 x 8'3 (3.38m x 2.51m)

Conservatory

11'1 x 8'3 (3.38m x 2.51m)

First Floor Landing

10'4 x 6'7 (3.15m x 2.01m)

Master Bedroom

14'4 x 9'1 (4.37m x 2.77m)

Bedroom Two

12'6 x 9'1 (3.81m x 2.77m)

Bedroom Three

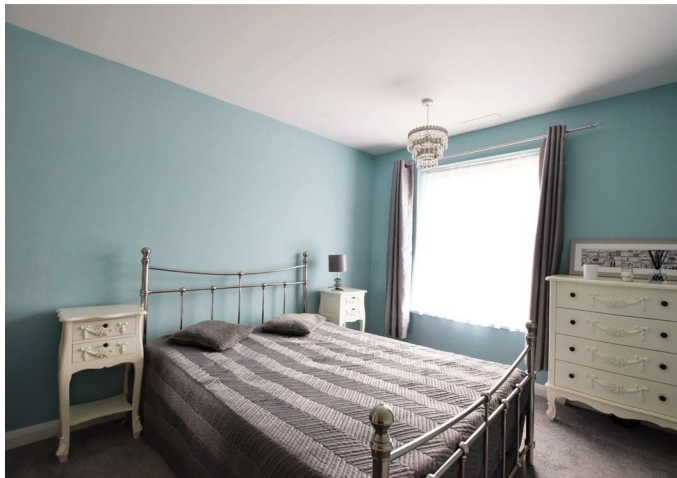
7'5 x 6'3 (2.26m x 1.91m)

Family Bathroom

8'9 x 6'7 (2.67m x 2.01m)

Outside

Block paved driveway providing off road parking for one vehicle in front of the house and one to the left hand side. Paved walkway leading around to the side of the house and gated access to the rear garden. Laid to astro turf and fully enclosed by timber fencing.



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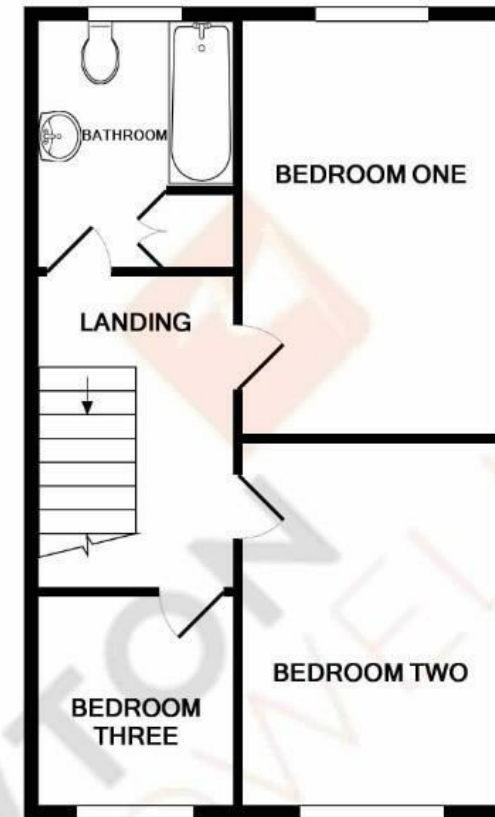
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
APPROX. FLOOR
AREA 556 SQ.FT.
(51.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 433 SQ.FT.
(40.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 989 SQ.FT. (91.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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