

Alexanders



Finch Avenue
Oakham



Finch Avenue

Oakham

- Three bedroom semi-detached home
- Entrance hall
- Spacious lounge and dining area
- Fitted kitchen and conservatory
- Located in the popular area of Oakham
- Landscaped gardens
- Single garage
- EPC Rating B / Council Tax Band C / Freehold

Accommodation

Internally, expect to find an inviting entrance hall, open plan dining room, spacious conservatory, fitted kitchen, three bedrooms and a family bathroom. Outside, the property expect to find landscaped gardens and a single garage.

Location

The historic market town of Oakham benefits from a full range of shops, eateries, local amenities and easy access to Rutland Water. There are excellent independent primary and sec schools in the area of Oakham, Stamford and Uppingham. The town is conveniently located for ease of access to major centres such as Leicester, Peterborough, Corby and Kettering all of which have main trainline services to London which is commutable within an hour.

Viewings

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands please contact Jamie Tyler.

Tenure

Freehold.

Services

We are advised that mains electricity, water and drainage are connected to the property, with gas fired central heating. The property also benefits from solar panels.



Local Authorities

Rutland County Council, Catmose House, Catmose Street, Oakham, Rutland, LE15 6HP. Council Tax Band C.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

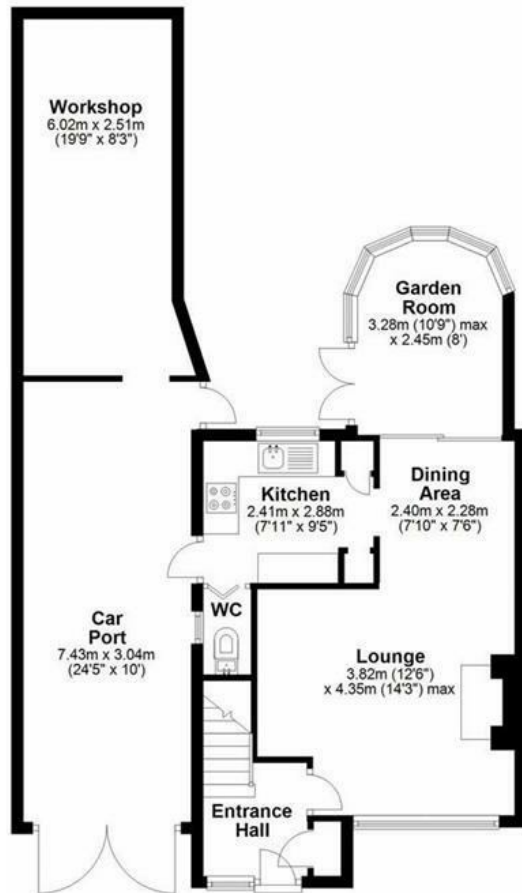
Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.



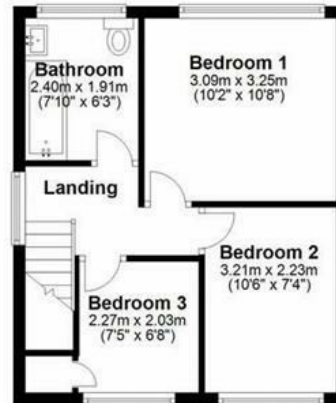
Ground Floor

Approx. 80.8 sq. metres (870.1 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.8 sq. feet)



Total area: approx. 114.4 sq. metres (1230.9 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.



Viewing by appointment only

Alexanders

21 Market Place

Melton Mowbray

LE13 1XD

Telephone Sales: 01664 896332

Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.