

Richardson

56 Tollesbury Avenue
Barleythorpe
Oakham LE15 7WE

LETTINGS SPECIALISTS

TO LET

£945 PCM



- Mid Terraced House
- 2 Double Bedrooms
- Kitchen/Dining Area
- Utility Room & Downstairs WC
- 2 Allocated Parking Spaces
- Separate Sitting Room
- Long Term Let
- Available January

Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

LOCATION

This super mid terraced property is located in the popular area of Barleythorpe, which is only a few minutes' drive from the centre of Oakham. The town itself, offers many amenities, including doctor's surgery and hospital, multiple restaurants, cafés and shops and the highly popular Secondary School Catmose College. There are also a number of well-regarded primary, preparatory and independent schools nearby. Oakham Railway Station provides easy transport links to further towns and cities, as well as Oakham Bus Station which offers regular services around the town and through to neighbouring villages.

DESCRIPTION

This great 2 double bedroom mid terrace house on the outskirts of Oakham, offers a comfortable living space with separate sitting room and kitchen/diner. There is a rear enclosed patio garden and the property has 2 allocated parking spaces. Available at the end of January.

ENTRANCE HALL:

Composite front door with upper glazed panels leading to sitting room with stairs off:

SITTING ROOM 13'7" x 12'2"

The sitting room is a good size with useful storage cupboard under the stairs.

UTILITY AREA

Grey tiled floor leading through to the utility area which is plumbed for a washing machine and provides a worksurface and storage cupboard.

GROUND FLOOR WC 5'1" x 3'11"

Comprising of a close coupled WC and ceramic hand basin. A single panel radiator and extractor fan. Room is tiled to half height with neutral coloured tiles.

KITCHEN/DINER 12'2" x 8'1"

The kitchen area comprises of a range of modern grey base and wall units with brushed chrome effect handles. Fitted appliances include an oven, gas four ring hob with extractor over, integrated dishwasher and integrated fridge-freezer. Light coloured worktops house a stainless steel one and a half sink with mixer tap. Dining area has room for a small table adjacent to a double panelled radiator. French doors lead out from the kitchen into the rear garden.

STAIRS TO FIRST FLOOR:

With three doors leading off to:

BEDROOM 1 10'1" x 9'1"

This main double bedroom is at the front of the property and has fitted wardrobe space with hanging rail and storage shelf above.

BEDROOM 2 10'1" x 8'10"

The second double bedroom is at the rear of the property and also has built in wardrobe storage.

BATHROOM 6'5" x 5'6"

The main bathroom has recently been refurbished and now provides a walk in digital controlled Mira shower.

GARDEN

A paved patio garden is accessed directly from the kitchen. There is garden shed, outside tap and rear light. Wooden fencing fully encloses the garden with gated access to the rear. This leads round to the parking area for the property.

COUNCIL TAX

We understand from the Valuation Office Agency website that the property has a Council Tax Band B.

DEPOSIT

Five weeks rent payable in advance (£917.00) to be returned by deduction and without interest at the end of the tenancy.

VIEWINGS

All viewings strictly by appointment through Richardson, 01780 758000.

SERVICES

Mains water, electricity, gas and sewerage are connected.

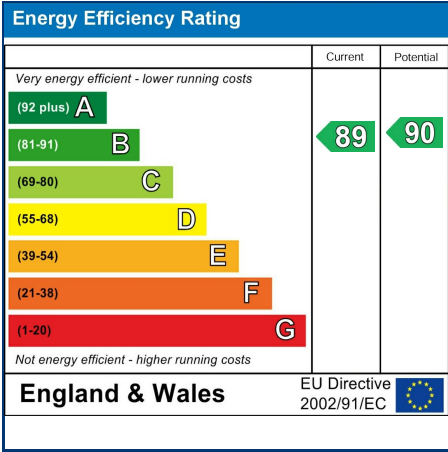
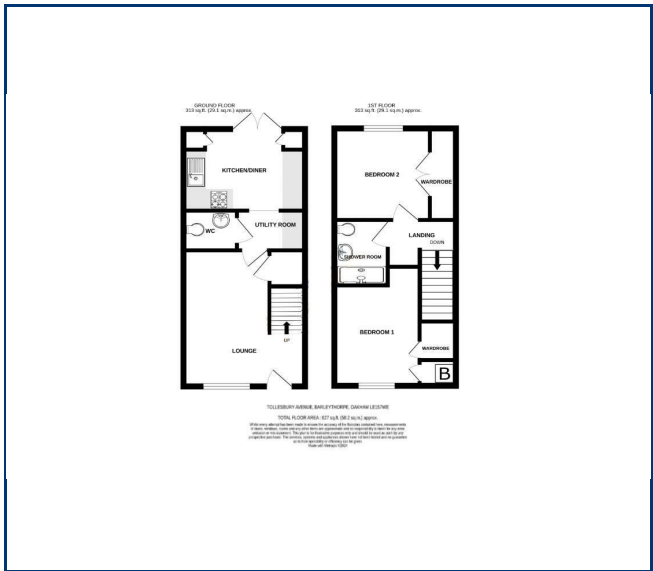
TENURE

The property is available on an Assured Shorthold Tenancy as specified under the Housing Act 1988 and amended under the Housing Act 1996.

BROADBAND/MOBILE

According to the Ofcom Checker broadband availability is Standard, Superfast and Ultrafast. Mobile availability is likely via O2, EE, Vodafone and limited via Three.





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