

# Richardson

LETTINGS SPECIALISTS

25 Blackwater Road, Barleythorpe  
Oakham, LE15 7WF

**TO LET**

**£950 PCM**



- Modern 2 Bed Terraced House
- Sought After Location
- Kitchen/Diner
- Enclosed Garden
- Utility Room & downstairs WC
- Garage and Parking
- Available November
- Long Term Let

Sheep Market, Stamford, Lincs, PE9 2RB



[www.richardsonstateagents.co.uk](http://www.richardsonstateagents.co.uk)

**01780 758000**

## LOCATION

This modern 2 bedroom terrace house is situated on the popular development of Barleythorpe, on the outskirts of Oakham. Oakham itself, offers many amenities, including doctor's surgery and hospital, and a wealth of restaurants, cafés and shops. There are a number of highly regarded primary, preparatory and Independent Schools in the area, as well as the popular Secondary School Catmose College. Oakham Railway Station provides easy transport links to further towns and cities, and there is a well established Bus service which offers regular services around the town and through to neighbouring villages.

## DESCRIPTION

This is a fabulous opportunity to live in this modern terraced property which has been finished to a high standard. With a good size sitting room and kitchen/diner with separate utility room and downstairs WC, this property offers a really comfortable living space.

## ACCOMMODATION:

### SITTING ROOM 13'5" x 12'2"

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

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

The property boasts a good sized kitchen which is fitted with a range of matching floor and wall units providing storage and work surface area. There is also space for a separate dining area. French doors open out to the rear patio and garden.

### DOWNSTAIRS WC & UTILITY ROOM

Both the utility room and downstairs cloakroom are located off the sitting room for convenience.

## STAIRS TO FIRST FLOOR

### BEDROOM ONE 12'2" x 9'1"

The first of two double bedrooms is located at the rear of the property and benefits from a large built in wardrobe space.

### BEDROOM TWO 12'7" x 9'2"

This double bedroom is located at the front of the property and also has a built in wardrobe.

### FAMILY BATHROOM 6'5" x 6'2"

Fully tiled bathroom suite comprising of bath with shower over, wash hand basin and WC.

## OUTSIDE & GARAGE

The enclosed rear garden is south facing and there is also a small landscaped garden to the front of the property. There is single garage and allocated parking space just a few meters from the property.

## SERVICES

Mains water, electricity, gas and sewerage are connected.

## 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.

## COUNCIL TAX

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

## TENURE

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

## RENT

The rent is payable monthly in advance, by standing order.

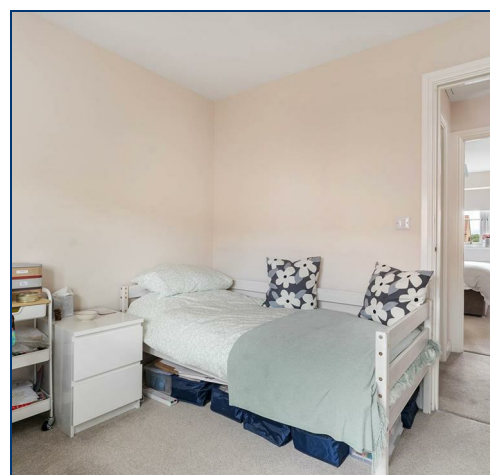


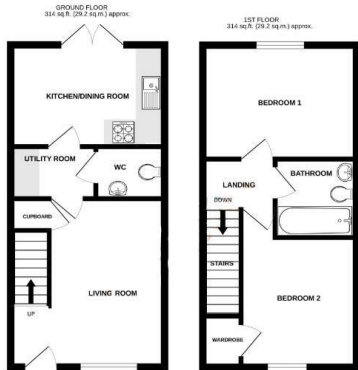
## DEPOSIT

Five weeks' rent payable in advance to be returned after any deductions and without interest at the end of the tenancy.

## VIEWING

All viewings are strictly by appointment through Richardson on 01780 758000





BLACKWATER ROAD, BARLEYTHORPE, OAKHAM LE15 7UP

TOTAL FLOOR AREA: 520 sq. ft. (50.4 sq. m.) approx.  
Meters are shown for reference only. The actual area may vary slightly due to the way the property is measured. The actual area may vary slightly due to the way the property is measured. The actual area may vary slightly due to the way the property is measured.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	90
(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	

**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

- The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
- All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
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**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.