



**Cold Overton Road  
Oakham  
Rutland  
LE15 6NT**

**Offers in Excess of £185,000**

**bettermove** 

# Cold Overton Road

## Oakham

Bettermove are proud to present this 3 bedroom End of Terrace House in Oakham, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has Ample on-street parking in the immediate vicinity. The council tax band is B.

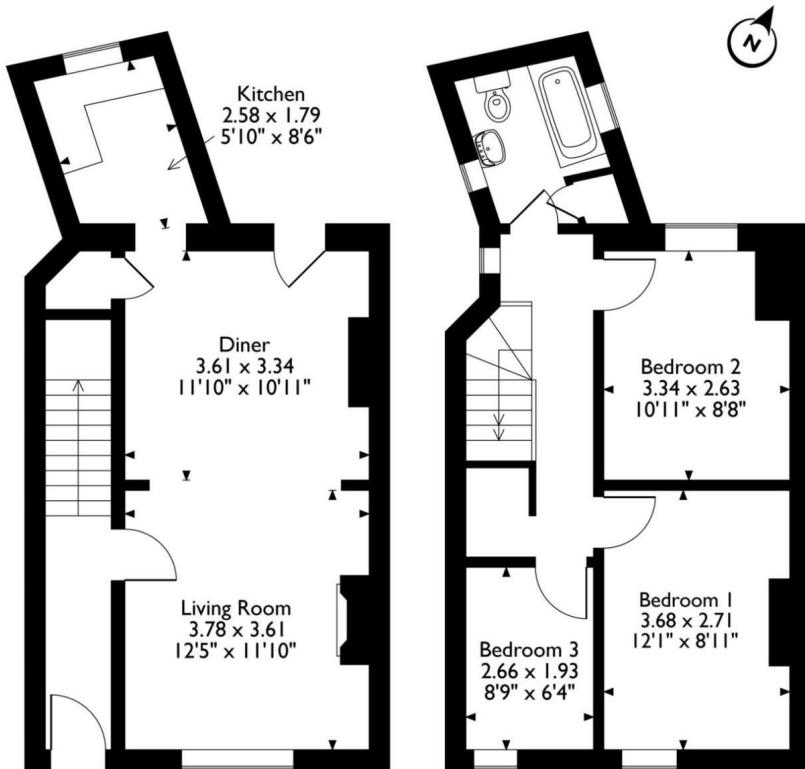
The interior of this property comprises a spacious living with a decorative feature fireplace flowing through to an open plan dining room and the fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private low maintenance tiered rear yard, mainly graveled. A useful outside storage shed is accessed from the rear yard.

Located in the popular town of Oakham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Oakham Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



7 Cold Overton Road, Oakham  
Approximate Gross Internal Area  
78 Sq M/840 Sq Ft



**Ground Floor**

**First Floor**

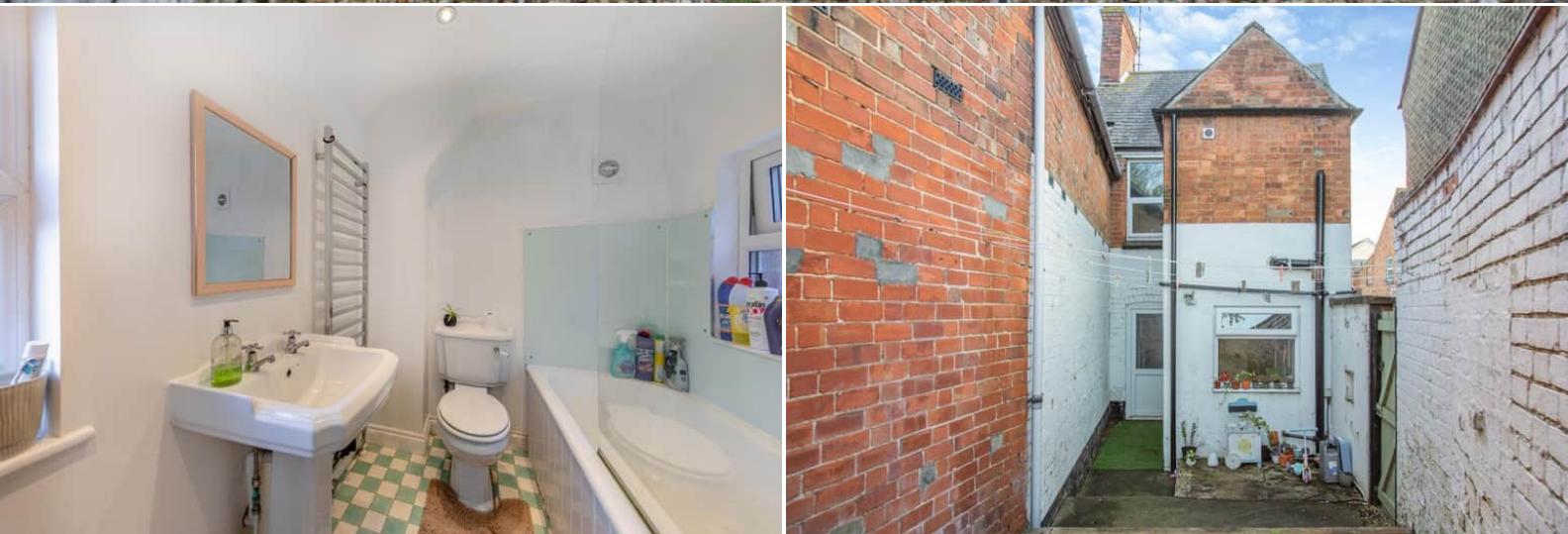
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**Energy Efficiency Rating**

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | 58                      |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

**Environmental Impact (CO<sub>2</sub>) Rating**

|   | Current                 | Potential |
|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |           |
| (92+) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  | 83                      |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   | 52                      |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>                                  | EU Directive 2002/91/EC |           |



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