



23 Cedar Street, Braunston, Oakham, LE15 8QS

 **NEWTON FALLOWELL**

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Key Features

- Semi Detached Character Cottage
- Two Double Bedrooms
- Two Reception Rooms
- Courtyard Garden
- Desirable Village Location
- In Need of Modernisation
- Spacious Outbuilding
- No Onward Chain
- EPC Rating E
- Freehold

£190,000





Positioned in the heart of the popular Rutland village of Braunston is this striking semi-detached cottage, boasting a wealth of character throughout and benefitting from two reception rooms, a kitchen, two double bedrooms and a three-piece bathroom. Built in 1859, this delightful cottage is offered for sale with no onward chain and needs modernising throughout. Located within the desirable village with easy access to the market town of Oakham, this fantastic home should be viewed at the earliest opportunity.

As you approach the property from the front, the entrance door opens into a small entrance hall with stairs leading to the first-floor landing and a doorway leading into the living area. With a front-facing sash window and a centralised feature fireplace, this small but inviting space makes a great living area with access through to the dining room. The second reception room offers useful storage and a further fireplace with access through to the kitchen. The kitchen is fitted with several base units and a door leading out to the rear courtyard. From the first-floor landing, you have two generous double bedrooms and a three-piece bathroom.

The property sits on an easy-to-maintain plot with a low-maintenance front and rear garden. Mainly hard standing, the walled rear garden offers a useful outbuilding with an outside WC and creates a versatile space. Internal viewings are strongly recommended.

Room Measurements

Living Room 3.49m x 3.49m (11'6" x 11'6")

Dining Room 3.60m x 3.49m (11'10" x 11'6")

Kitchen 1.98m x 1.87m (6'6" x 6'1")

Bedroom One 4.40m x 3.67m (14'5" x 12'0")

Bedroom Two 3.49m x 3.42m (11'6" x 11'2")

Bathroom 1.98m x 1.87m (6'6" x 6'1")

Agent Notes:

Surface Water Flood Risk

The yearly chance of surface water flooding is rated as high for this area. For more information, please contact Newton Fallowell.

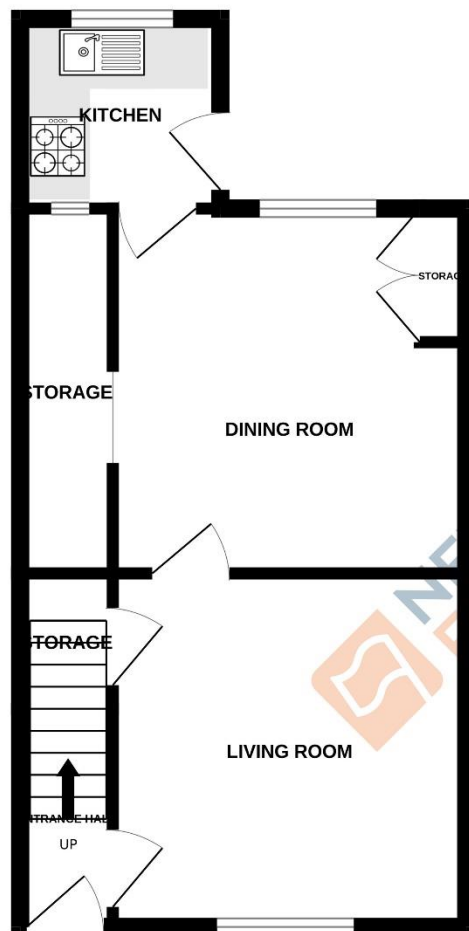
Heating

The property is run on modern electric heaters and an electric immersion hot water system. There is no gas running to the property, nor the village.

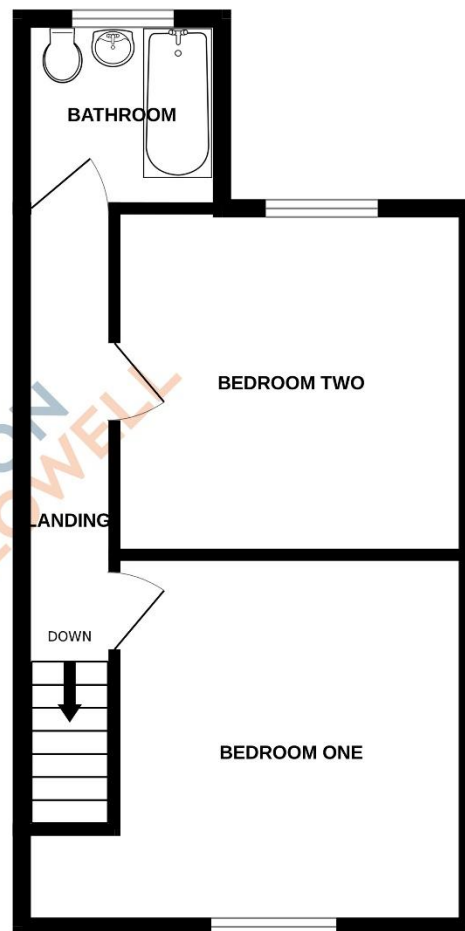
Damp Survey

A damp survey was conducted on 14th August 2024 and identified areas of remedial work required. For more information, please contact Newton Fallowell.

GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



CEDAR STREET, BRAUNSTON, LE15 8QS

TOTAL FLOOR AREA : 751 sq.ft. (69.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.