



**2 Graffham Drive, Oakham, Rutland, LE15 6DQ**  
**£230,000**



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## 2 Graffham Drive, Oakham, Rutland, LE15 6DQ



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### DESCRIPTION

Well-presented modern end-terrace house with off-road parking and enclosed rear garden situated a short walk from Oakham town centre and its amenities.

The property offers energy-efficient accommodation with gas central heating and double glazing throughout. The interior briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, attractive Kitchen, Lounge/Diner; FIRST FLOOR: three Bedrooms, Bathroom.

OUTSIDE there is off-road parking, a small area of hard-landscaped garden to the front and a fully enclosed lawned garden to the rear.

The property is available with no chain.

Tenure: Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### Porch

Outside light, double-glazed entrance door.

##### Entrance Hall 3.78m x 2.13m (12'5" x 7'0")

Radiator, staircase to first floor.

##### Cloakroom/WC 1.70m x 1.07m (5'7" x 3'6")

White suite comprising low-level WC and wash hand basin, window to front.

##### Kitchen 3.78m x 2.41m (12'5" x 7'11")

Range of attractive modern fitted units featuring wood-effect work surfaces, inset 1.5-bowl single drainer stainless steel sink, cream-fronted base cupboard and drawer units, matching eye-level wall cupboards (one of them housing gas central heating boiler) and display cabinet with ambient lighting beneath. Bult-in appliances include electric oven and gas hob with extractor hood above. There is under-counter space and plumbing for washing machine, a further under-counter space for tumble dryer and space for upright fridge-freezer.

Mosaic tiled splashbacks, tiled floor, window to front.

##### Lounge/Diner 4.67m x 3.58m (15'4" x 11'9")

Decorative fireplace, radiator, under-stairs cupboard, external door with window to either side giving access to rear garden.

#### FIRST FLOOR

##### Landing

Built-in cupboard.

##### Bedroom One 4.47m max x 2.51m (14'8" max x 8'3")

Radiator, window to rear.

##### Bedroom Two 2.95m x 2.51m (9'8" x 8'3")

Radiator, window to front.

##### Bedroom Three 2.49m x 2.06m (8'2" x 6'9")

Radiator, window to rear.

##### Bathroom 2.06m x 2.06m (6'9" x 6'9")

White suite comprising low-level WC, pedestal hand basin and panelled bath. Fully tiled splashbacks, heated towel rail, extractor fan.

#### OUTSIDE

##### Parking

There is a tarmac area of off-road parking to the front of the property.

##### Front Garden

Block-paved path leading to the front door flanked by gravelled borders.

##### Rear Garden

The rear garden is fully enclosed by timber fencing and mainly laid to lawn.

#### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband available (Standard, Superfast and Ultrafast)  
Mobile signal: EE, Three O2 and Vodafone are fully available indoors and outdoors  
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any)

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heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

### OAKHAM

Oakham is a lovely market town being the administrative centre for Rutland. It is popular with commuters and is within travelling distance of a number of other centres including Peterborough, Leicester, Nottingham, Melton Mowbray, Grantham, Stamford, Kettering and Corby. In addition there is a British Rail station in the town and there are services to Leicester, Birmingham and Peterborough, where at the latter location there is a good train service to London, King's Cross.

Within the town there is a good range of shops which cater for most needs, together with a produce market each Wednesday and Saturday. There is also a good range of other facilities including doctors, dentists, opticians, veterinary surgery etc. In the town there is a good range of Local Authority schools together with the private Oakham School which caters for children of most ages. Preparatory education on a private basis is available at Brooke Priory.

Sporting facilities in the area are many and varied and include cricket, golf, football, tennis, rugby football, bowls together with a number of leisure pursuits which can be enjoyed at Rutland Water which is just to the east of Oakham and these include sailing, windsurfing and fly fishing.

### COUNCIL TAX BAND

Band B  
Rutland County Council, Oakham 01572-722577

### INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

### N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

### VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30  
Saturday 9.00 - 12.00

### DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is

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given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

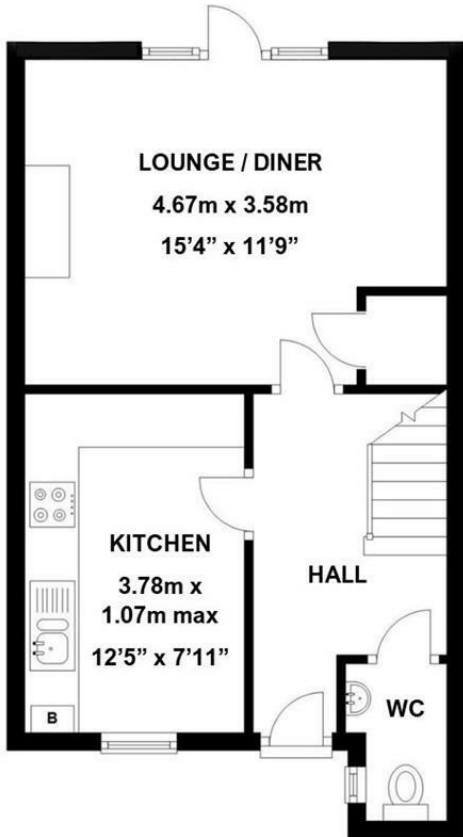
Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

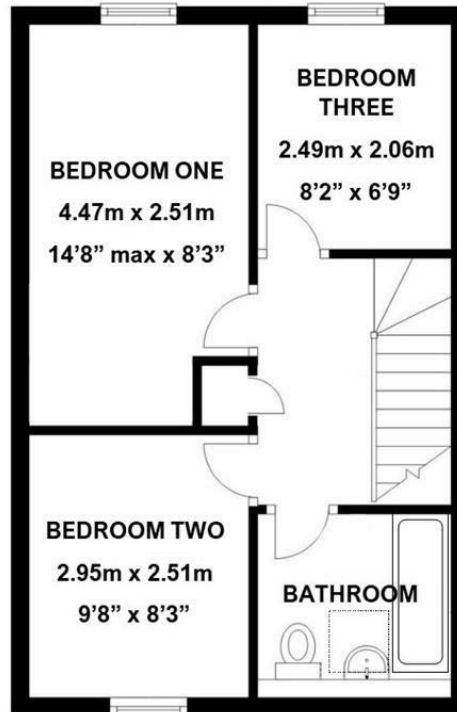




GROUND FLOOR



FIRST FLOOR



Total area: approx. 81.8 sq. metres (880.9 sq. feet)

Not to scale—for identification purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>72</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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