



**3 Providence Chapel, John Street, Oakham, Rutland, LE15 6AU**  
**Asking Price £125,000**



Chartered Surveyors & Estate Agents

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### DESCRIPTION

#### IDEAL FOR FIRST TIME BUYERS & INVESTORS

Self-contained ground-floor apartment forming part a conversion of a Victorian chapel and situated just a stone's throw away from Oakham town centre and its amenities.

The accommodation has electric heating and briefly comprises Entrance Hall, 'L'-shaped Lounge/Diner, Kitchen, two Bedrooms and Bathroom.

Tenure: Freehold

Council Tax Band: A (Rutland)

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall

Panelled entrance door, electric panel heater.

##### Lounge/Diner 5.64m x 5.00m overall (18'6" x 16'5" overall)

'L'-shaped room with two electric panel heaters, built-in airing cupboard (housing lagged hot water cylinder, fitted immersion heater and slatted shelving) and window to rear.

##### Kitchen 2.26m x 1.75m (7'5" x 5'9")

Fitted units comprising roll-top work surface with inset single drainer stainless steel sink, base

cupboard and drawer units and matching eye-level wall cupboards. There are two under-counter appliance spaces (one of them with plumbing for washing machine) and a cooker control panel point.

Tiled splashbacks, extractor fan, window to rear.

##### Bedroom One 3.33m x 2.29m (10'11" x 7'6")

Electric panel heater, window to front.

##### Bedroom Two 3.30m x 1.60m (10'10" x 5'3")

Electric panel heater, window to front.

##### Bathroom

White suite comprising low level WC, pedestal hand basin and panelled bath with shower fitting. Tiled splashbacks, fan-assisted electric wall heater, extractor fan.

#### OUTSIDE

##### Parking

The property has no on-site allocated parking space.

#### SERVICES

Mains electricity

Mains water supply

Mains sewerage

Heating - room heaters, electric

Hot water - electric immersion, standard tariff

According to <https://checker.ofcom.org.uk/>  
Broadband available (Standard, Superfast and Superfast)

Mobile signal: EE, Three, O2 and Vodafone fully available (indoors and outdoors)  
Results are predictions and not a guarantee.

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

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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 A  
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 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.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(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 &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 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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	