



56, Tollesbury Avenue, Barleythorpe, LE15 7WE
Chain Free £205,000

**** NO CHAIN ****

An attractive, modern terraced house with enclosed garden and two allocated parking spaces situated on a popular development on the edge of Oakham.

The property was built in 2020 and still benefits from the residual of the NHBC warranty. The property offers an energy-efficient (with solar panels providing a cheaper tariff) and stylishly appointed accommodation which briefly comprises:

GROUND FLOOR: Sitting Room, Cloakroom/WC, Inner Hall/Utility Area, Breakfast Kitchen; **FIRST FLOOR:** two double Bedrooms, Shower Room

OUTSIDE there are two allocated parking spaces and a fully enclosed, low-maintenance garden to the rear. The parking is conveniently located and can be accessed via the rear garden.

Tenure: Freehold
 Council Tax Band: B (Rutland)

Oakham
 5 Market Street
 Oakham
 Rutland LE15 6DY
 Tel: 01572 755555
 Letting Centre: 01572 755513
oakham@murray.co.uk

Stamford
 Sales Enquiries
 01780 766604
 Lettings Enquiries
 01572 755513

stamford@murray.co.uk

Uppingham
 18 High Street East
 Uppingham
 Rutland LE15 9PZ
 Tel: 01572 822587
 Letting Centre: 01572 822587
uppingham@murray.co.uk

DESCRIPTION

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ACCOMMODATION

GROUND FLOOR

Double glazed entrance door gives access to:

Sitting Room

3.71m x 4.22m (12'2" x 13'10")

Radiator, staircase leading to first floor, useful under-stairs cupboard, window to front elevation, access to Inner Hall.



Inner Hall/Utility Area

2.08m x 1.19m (6'10" x 3'11")

Fitted slate effect worktop with matching upstand, plumbing for washing machine beneath and cupboard to side, ceramic tiled floor, access to Breakfast Kitchen and Cloakroom/WC.



Cloakroom/WC

1.45m x 1.19m (4'9" x 3'11")

White suite comprising low level WC and pedestal hand basin with tiled splash-back. Radiator, ceramic tiled floor, extractor fan.

Breakfast Kitchen

3.71m x 2.49m (12'2" x 8'2")

Range of contemporary fitted units incorporating slate effect work surfaces , inset single drainer sink unit with mixer tap, base grey fronted cupboard and drawer units, matching eye level wall cupboards and breakfast bar with adjoining space for under-counter tumble dryer.

Built-in appliances comprise electric oven, four ring gas hob with splash-back and extractor hood above, dishwasher, fridge and freezer.

Radiator, ceramic tiled floor, spotlighting, French doors giving access to fully enclosed rear garden.





Shower Room

1.70m x 2.01m (5'7" x 6'7")

White suite comprising low level WC, pedestal hand basin and large, double shower cubicle with deluge shower above and wireless shower controller. Aqua-board splashbacks, upright radiator, spotlighting, extractor fan.

FIRST FLOOR

Landing

1.91m x 1.27m (6'3" x 4'2")

Loft access hatch.

Bedroom One

2.84m max x 3.78m max (9'4" max x 12'5" max)

Fitted wardrobe, radiator, window to front elevation.



Bedroom Two

3.18m x 2.77m (10'5" x 9'1")

Fitted wardrobe, radiator, window to rear elevation.



OUTSIDE

Parking

The property benefits from two allocated car parking spaces.

Front Garden

To the front of the property there is an area of hard-landscaped garden with inset shrubs and central paved pathway leading to the front door.

Rear Garden

The rear garden is bounded by timber close boarded fencing and has been paved for ease of maintenance.

A hand gate to the rear gives access to the two parking spaces and also access for bins.



SERVICES

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.

BARLEYTHORPE

Barleythorpe is a small village lying to the north-west of Oakham about a mile and a half from the centre. Many facilities are available in Oakham and these include schools, a good range of shops, post office, doctors, dentists, opticians, library etc. For commuters Barleythorpe is within driving distance of a number of centres including Melton Mowbray, Nottingham, Leicester, Peterborough, Corby, Kettering, Uppingham and Stamford.

In addition there is a British Rail station at Oakham where there are services to Leicester, Birmingham and Peterborough and at the latter destination a good service to London, King's Cross. Leisure facilities in the area are many and varied and these include a good range of ball participating sports such as football, rugby, cricket, tennis, bowls and golf and Rutland Water lies just to the east of Oakham where further sports can be enjoyed including fishing, sailing and windsurfing.

COUNCIL TAX

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

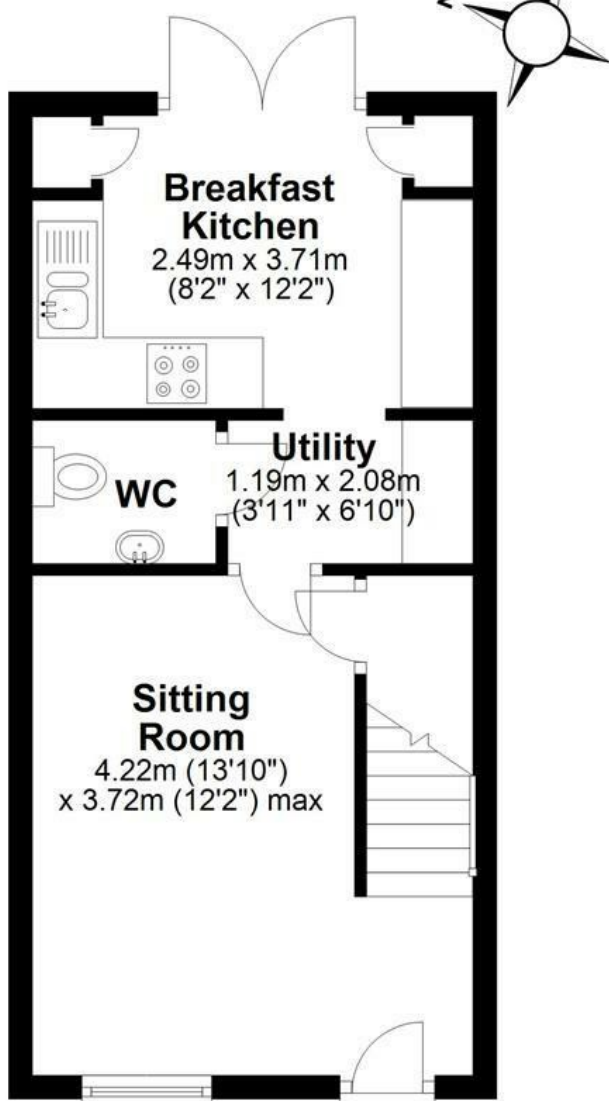
DISCLAIMER

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 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.

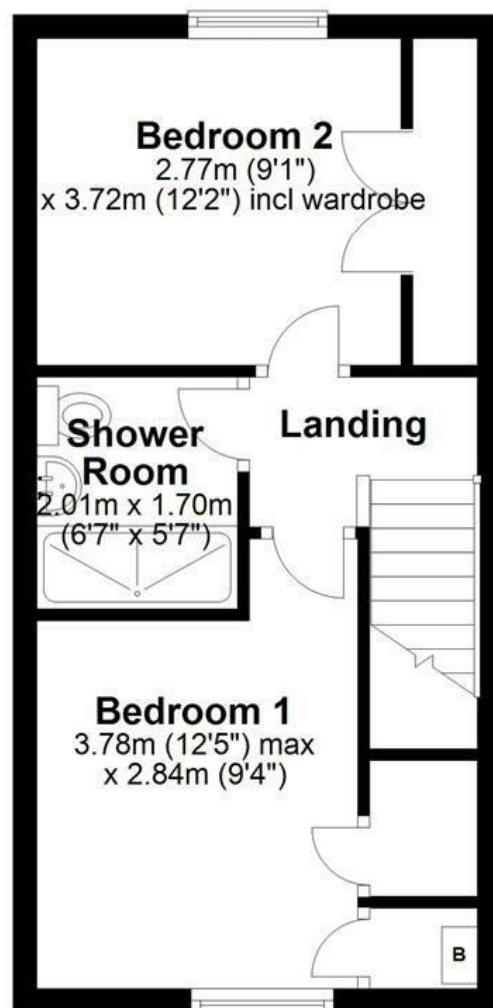
Ground Floor

Approx. 30.2 sq. metres (325.0 sq. feet)



First Floor

Approx. 29.8 sq. metres (321.2 sq. feet)



Total area: approx. 60.0 sq. metres (646.2 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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