



**89 Ladywell, Oakham, Rutland, LE15 6DB**  
**Offers In Excess Of £170,000**



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

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### DESCRIPTION

\*\* INVESTMENT OPPORTUNITY \*\*

Middle-terrace house providing a well-maintained two-bedroom accommodation within a stone's throw of Oakham town centre and its amenities.

The property is sold subject to the existing tenancy which currently produces a rental of £580.00 per calendar month.

Benefiting from gas-fired central heating and UPVC double glazing, the accommodation briefly comprises:

GROUND FLOOR: Entrance Lobby, Lounge, Dining Kitchen; FIRST FLOOR: two Bedrooms, Bathroom.

OUTSIDE there is an integral Store, a small area of garden to front and a fully enclosed, low-maintenance rear garden to the rear.

The property includes a Single Garage.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Lobby

Double-glazed front door, laminate flooring, wall-light point, archway to Lounge.

##### Sitting Room 4.04m x 3.96m (13'3" x 13'0")

Feature fire surround housing electric fire, radiator, laminate flooring, staircase leading to first floor, window to front, access to Kitchen.

##### Dining Kitchen 2.77m x 3.94m (9'1" x 12'11")

Range of fitted units incorporating work surfaces with tiled splashbacks, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. Space for slot-in electric cooker with extractor above, under-counter space and plumbing for washing machine.

Tiled flooring, two windows and part-glazed external door to rear garden.

#### FIRST FLOOR

##### Landing

Built-in cupboard housing Baxi gas-fired central heating boiler, loft access hatch.

##### Bedroom One 3.96m max x 2.95m (13'0" max x 9'8")

Radiator, two windows to front.

##### Bedroom Two 2.92m x 2.03m (9'7" x 6'8")

Radiator, laminate flooring, window to rear.

##### Bathroom 1.91m x 1.85m (6'3" x 6'1")

White suite comprising low-level WC, pedestal hand basin and panelled bath with Mira electric shower above. Fully tiled splashbacks, radiator, laminate flooring, window to rear.

### OUTSIDE

#### Integral Store

(to front of the property)

#### Gardens

To the front of the property there is a shaped gravelled terrace flanked by a flowerbed.

To the rear of the property is a fully enclosed, south-west-facing garden landscaped for ease of maintenance and featuring an area of timber decking and adjoining gravelled terrace with border.

#### Single Garage

Situated on block (far-right, navy door on the photo featuring in the present brochure).

### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast and Ultrafast

Mobile signal availability:

Indoor: EE, Three and Vodafone - voice and data limited; O2 - voice limited, data - none  
Outdoor: EE, Three, O2 and Vodafone - voice and data likely

Results are predictions and not a guarantee.

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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 railway station in the town and there are services to Leicester, Birmingham and Peterborough. There are direct train routes to London from Leicester and Peterborough.

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 B  
Rutland County Council, Oakham 01572-722577

### TENURE

Freehold

### FLOOD RISK

There is no flood risk for this property.  
This home is not at risk of flooding from rivers and seas.

### 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

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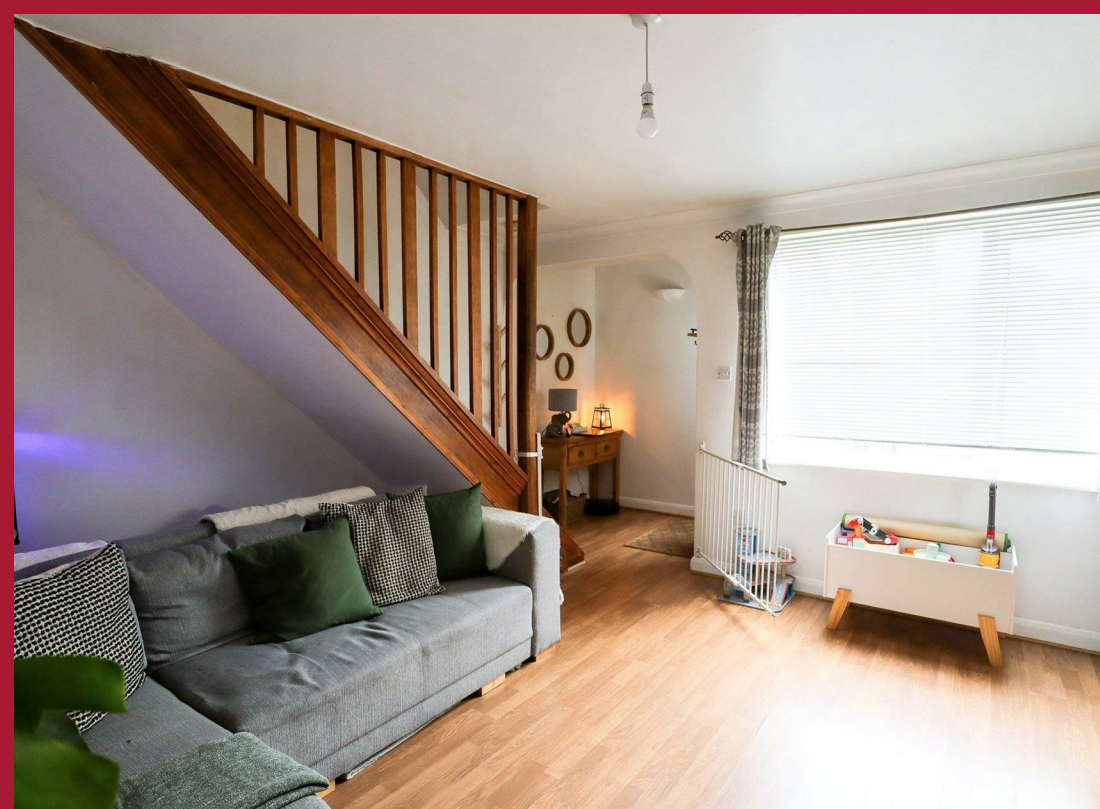
expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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.









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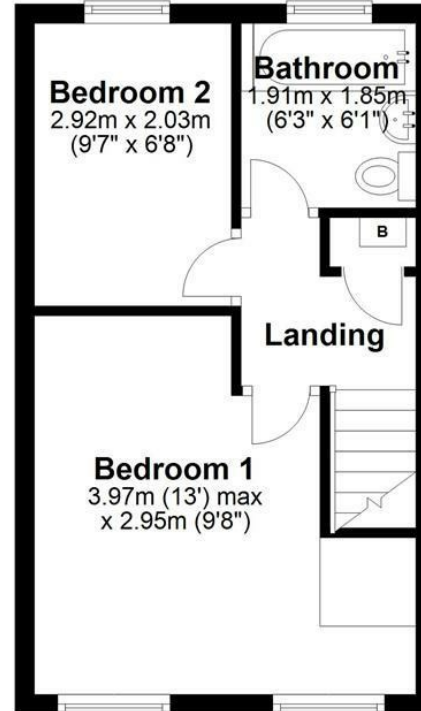
### Ground Floor

Approx. 30.8 sq. metres (331.0 sq. feet)



### First Floor

Approx. 27.5 sq. metres (296.1 sq. feet)



Total area: approx. 58.3 sq. metres (627.1 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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>64</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		

**England & Wales** 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		

**England & Wales** EU Directive 2002/91/EC