



1 West Road, Oakham, Rutland, LE15 6LT
Offers In Excess Of £425,000

MURRAY
Chartered Surveyors & Estate Agents

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DESCRIPTION

Attractive traditional bay-fronted Victorian semi-detached house with off-road parking and enclosed garden situated within walking distance of Oakham town centre and its amenities, as well as in close proximity to the railway station.

The property offers tastefully appointed accommodation with two reception rooms and four bedrooms which retains to this day a wealth of character and period charm.

The interior benefits from gas-fired central heating system and fully double-glazed windows and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Reception Hall with original tiled floor, Living Room with log-burning stove, Dining Room with open fireplace, shaker-style Breakfast Kitchen, Utility Room, Cloakroom/WC;

FIRST FLOOR: Gallery-style Landing with Study Area, four Bedrooms, Bathroom with claw-foot bath and separate shower cubicle.

OUTSIDE there is a driveway providing off-road parking for two vehicles to the side of the house, an area of garden bounded by low brick walling with wrought-iron gate to the front and a mature, south-facing garden to the rear.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Part-glazed front door with arched stained-glass transom, original tiled floor, ornate wall tiling to dado height, picture rail, internal panelled half-glazed transom door to Reception Hall.

Reception Hall

Original tiled floor, radiator, dado rail, picture rail, traditional archway, staircase with open spindles leading to first floor, large under-stairs area with fitted cupboard, doors to Dining Room, Living Room and Kitchen.

Dining Room 4.39m into bay x 3.94m (14'5" into bay x 12'11")

Well-proportioned reception room with open fireplace set in brick chimney breast, traditional built-in cupboard to side of fireplace, radiator, exposed original floorboards, picture rail, large bay window to front.

Living Room 5.46m x 3.38m (17'11" x 11'1")

Spacious reception room with log-burning stove set within elegant dressed stone surround, radiator, exposed original floorboards, picture rail, wall-light point and dual-aspect windows to side and rear.

Breakfast Kitchen 4.45m x 3.02m (14'7" x 9'11")

Charming shaker-style kitchen featuring brick chimney breast with timber lintel above and tiled

surround providing space and gas point for a range cooker, wooden worktop with integral grooved drainer and inset ceramic butler's-style sink, base cupboard and drawer units, eye-level wall cupboards and display cabinet and matching breakfast bar area.

There is space for American-style fridge-freezer.

Built-in larder cupboard, further built-in cupboard, radiator, quarry tiled floor, modern wall-mounted Worcester gas central heating boiler, recessed ceiling spotlights, window overlooking rear garden, door to Utility.

Utility Room 3.89m x 1.68m (12'9" x 5'6")

Fitted worktop with tiled splashback, inset single drainer stainless steel sink and appliance spaces beneath, space and plumbing for washing machine, tiled floor, window and external timber stable door to rear garden, internal door to Cloakroom/WC, access to walk-in cupboard (currently used as a library area).

Cloakroom/WC

Fitted WC, tiled floor, window to side.

FIRST FLOOR

Gallery-style Landing

Spacious landing with dado rail, hand rail with open spindles and loft access hatch.

Bedroom One 5.23m x 3.66m (17'2" x 12'0")

Generously proportioned Master Bedroom featuring Victorian cast-iron fireplace, radiator, picture rail and two windows to front.

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Bedroom Two 3.40m x 3.12m (11'2" x 10'3")

Decorative fireplace, radiator, picture rail, window to side.

Bedroom Three 3.40m x 2.18m (11'2" x 7'2")

Radiator, picture rail, window to rear.

Bedroom Four 3.02m x 2.67m (9'11" x 8'9")

Radiator, picture rail, window to side.

Bathroom

Large bathroom equipped with traditional white suite of low-level WC and pedestal hand basin, freestanding roll-top claw-foot bath and separate corner shower cubicle with Triton electric shower (installed 2023) and aqua-board surround.

Fitted corner cupboard, radiator, partially tiled walls, oak-effect laminate flooring, window to side.

OUTSIDE

Parking

To the side of the house there is a private area of off-road parking for two vehicles belonging to No 1 West Road.

Front Garden

The front garden is bounded by low brick walling with wrought-iron hand gate which gives access to the pathway with steps leading up to the front door.

Rear Garden

The fully enclosed rear garden enjoys a southerly

aspect and has been attractively arranged to include a sunken brick-paved patio area with colourful borders, ideal for al fresco dining in the summer months, and lawn with adjoining borders stocked with various shrubs and bushes.

TENURE

Freehold

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 - voice and data likely; Three, O2 and Vodafone - voice and data limited

Outdoor: EE, Three, O2 and Vodafone - voice and data likely

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.

COUNCIL TAX

Band D

Rutland County Council, Oakham 01572-722577

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.

FLOOD RISK

There is no flood risk for this property.

This home is not at risk of flooding from rivers and seas.

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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

STAFF / RELATIVE DISCLAIMER

According to the Estate Agency Act 1979 we are obliged to inform all interested parties that the owner of this property is employed within the firm of Murray Estate Agents.

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.







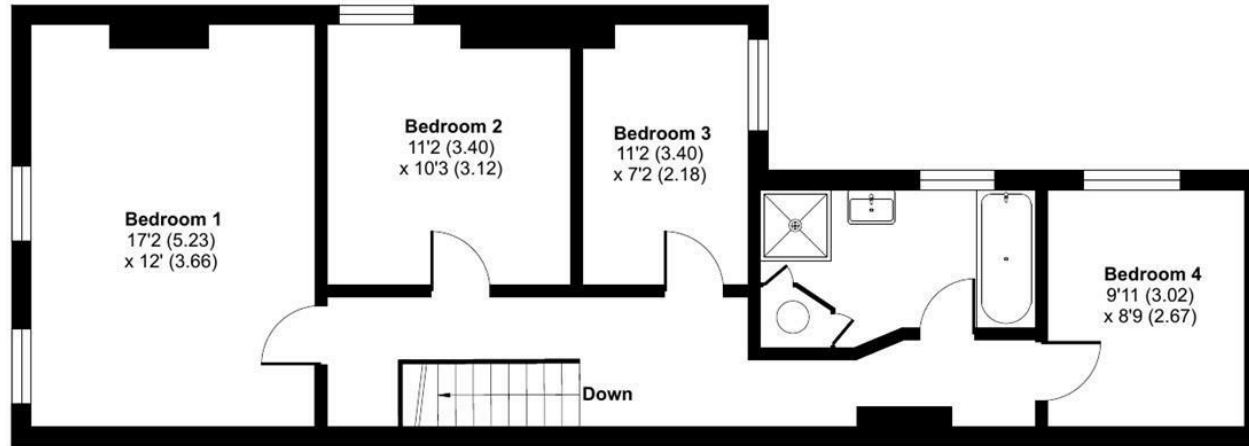




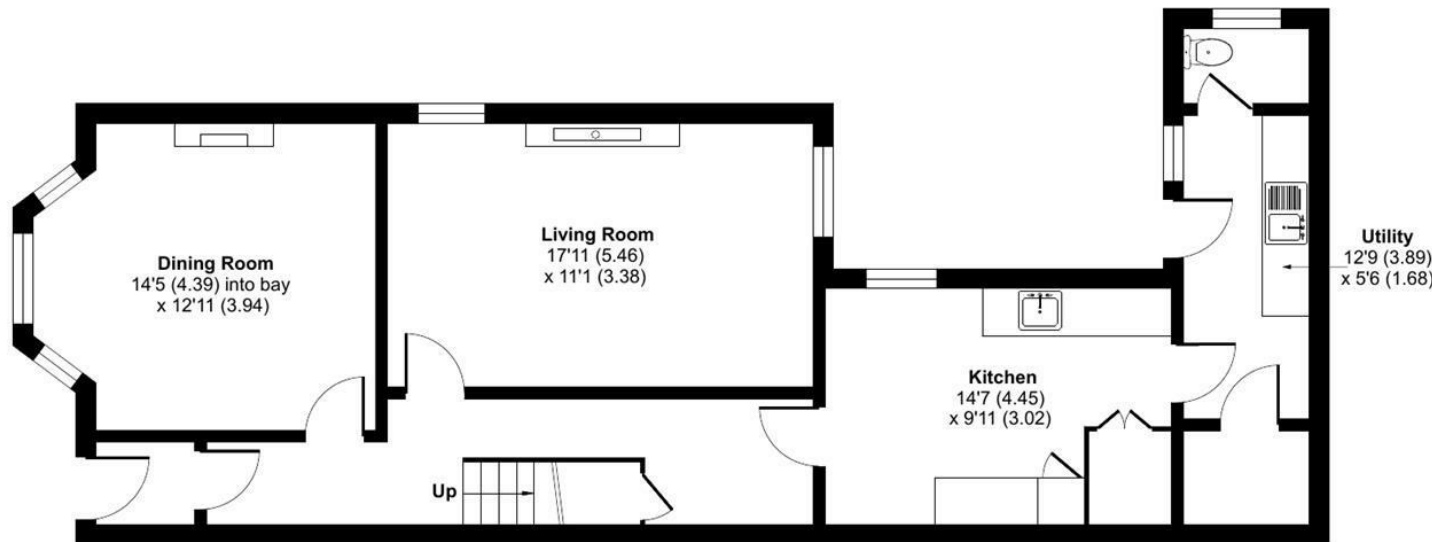


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Approximate Area = 1529 sq ft / 142 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1141208



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		

England & Wales EU Directive 2002/91/EC