



27 Balmoral Road, Oakham, Rutland, LE15 6RT
Open To Offers £345,000



Chartered Surveyors & Estate Agents

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27 Balmoral Road, Oakham, Rutland, LE15 6RT

Tenure: Freehold

Council Tax Band: C (Rutland)



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DESCRIPTION

Detached four-bedroom house with single garage, ample parking and landscaped, enclosed rear garden set in an established residential area of Oakham, within easy distance of a primary school, hospital and other amenities.

The property offers extended and well-maintained accommodation with attractive modern kitchen and shower room that would benefit from a degree of further routine updating.

The accommodation features gas-fired central heating system and can be summarised as follows:

GROUND FLOOR: Entrance Porch, Entrance Hall, Lounge, Conservatory, Kitchen, Dining Area, WC;
FIRST FLOOR: Master Bedroom with en-suite Bathroom Area off, three further Bedrooms, Shower Room.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Porch 2.29m x 1.22m (7'6" x 4'0")

Double-glazed entrance door, laminate flooring, internal glazed door with matching side panels leading to Entrance Hall.

Entrance Hall 4.55m x 1.88m (14'11" x 6'2")

Radiator in decorative cabinet, laminate flooring, staircase with turned spindles leading to first floor, under-stairs cupboard.

Lounge 7.75m x 3.81m (25'5" x 12'6")

Period fireplace with tiled inset housing coal-effect gas fire, two radiators, wall-light points, decorative wall niche, bow window to front, sliding patio doors leading to Conservatory.

Conservatory 3.28m max x 3.05m max (10'9" max x 10'0" max)

UPVC construction on low-level brick walls with radiator, fitted shelving, tiled flooring, windows overlooking rear garden and French doors leading to timber decking.

Kitchen 2.69m x 2.51m + 2.31m x 1.35m (8'10" x 8'3" + 7'7" x 4'5")

Range of attractive modern fitted units incorporating louvered wall cupboard, granite-effect work surfaces, inset 1.5-bowl single drainer stainless steel sink unit with mixer tap, high-gloss base cupboard and drawer units, matching tall store cupboard, eye-level wall cupboards and glass-fronted cabinets.

Included in the sale is freestanding Bush cooker with Bosch extractor fan and freestanding Kenwood dishwasher.

Mosaic tiled splashbacks, tiled flooring, recessed ceiling spotlights, window overlooking rear garden, archway leading to Dining Area.

Dining Area 3.33m x 2.18m (10'11" x 7'2")

Radiator, tiled flooring, recessed ceiling spotlights, window to side, door to Rear Hall.

Rear Hall

Tiled flooring, internal door to WC, external part-glazed door to rear garden.

WC

Fitted low-level WC and hand basin, wall-mounted gas central heating boiler, part-tiled walls, tiled flooring, extractor fan, obscure window to rear.

FIRST FLOOR

Landing

Handrail with open spindles, built-in cupboard with shelving, loft access hatch.

Master Bedroom 4.80m max x 4.62m max incl bathroom area (15'9" max x 15'2" max incl bathroom area)

Radiator in decorative cabinet, archway to Bathroom Area, window to rear overlooking garden, external double-glazed door leading onto front terrace (above garage), .

En-suite Bathroom Area

Coloured suite comprising low-level WC, pedestal hand basin and panelled bath with Triton power shower above. Tiled splashbacks, fitted vanity mirror, laminate flooring, obscure window.

Bedroom Two 3.96m x 3.35m (13'0" x 11'0")

Radiator, laminate flooring, picture window to front.

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Bedroom Three 3.71m x 3.02m (12'2" x 9'11")

Radiator, freestanding wardrobes (included), vanity hand basin unit with mixer tap and tiled splashback, window to rear.

Bedroom Four 2.87m max x 2.44m (9'5" max x 8'0")

Radiator, window to front.

Shower Room

Equipped with shower cubicle with Showerforce power shower, bidet, vanity unit incorporating white inset hand basin with mixer tap, white concealed-cistern WC, granite-effect top and cupboards beneath. Fully tiled walls, heated towel rail, fitted soft-close wall-mounted cabinet, laminate flooring, recessed ceiling spotlights, feature leaded-light porthole window.

OUTSIDE

Integral Single Garage 4.57m x 2.18m (15'0" x 7'2")

Light and power, up-and-over door.

Terrace 4.62m x 2.21m (15'2" x 7'3")

Above the garage there is a concrete terrace with iron railings accessed off Master Bedroom.

Gardens

The property's open-plan frontage is block-paved to provide off-road parking for several vehicles.

The front and rear of the property are linked on both

sides of the house, with one side being paved providing hard standing for bins and another side featuring a covered passageway running the length of the side elevation.

The fully enclosed rear garden has been attractively landscaped to include a timber-decked area accessed from the Conservatory with adjacent paved terrace immediately to the rear of the house, a further shaped paved terrace flanked by colourful raised beds and lawn with stepping stones and well-stocked, mature borders.

Included in the sale are two useful garden sheds.

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

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

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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 C

Rutland County Council, Oakham 01572-722577

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.

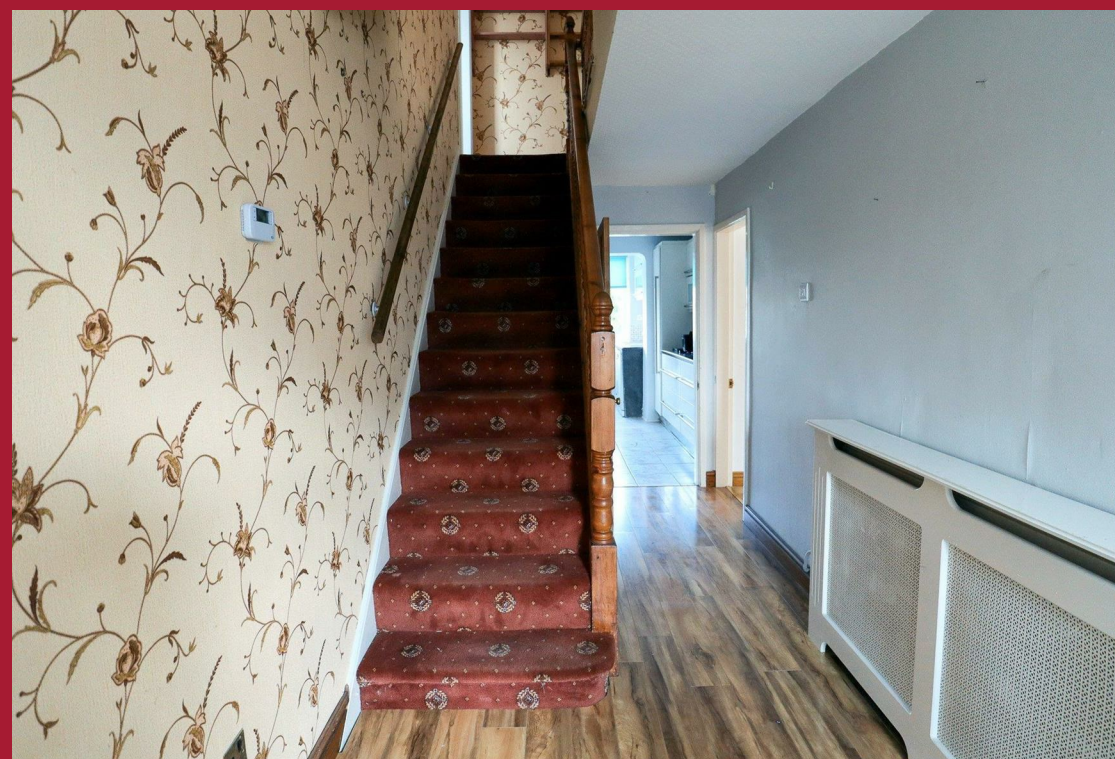
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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.













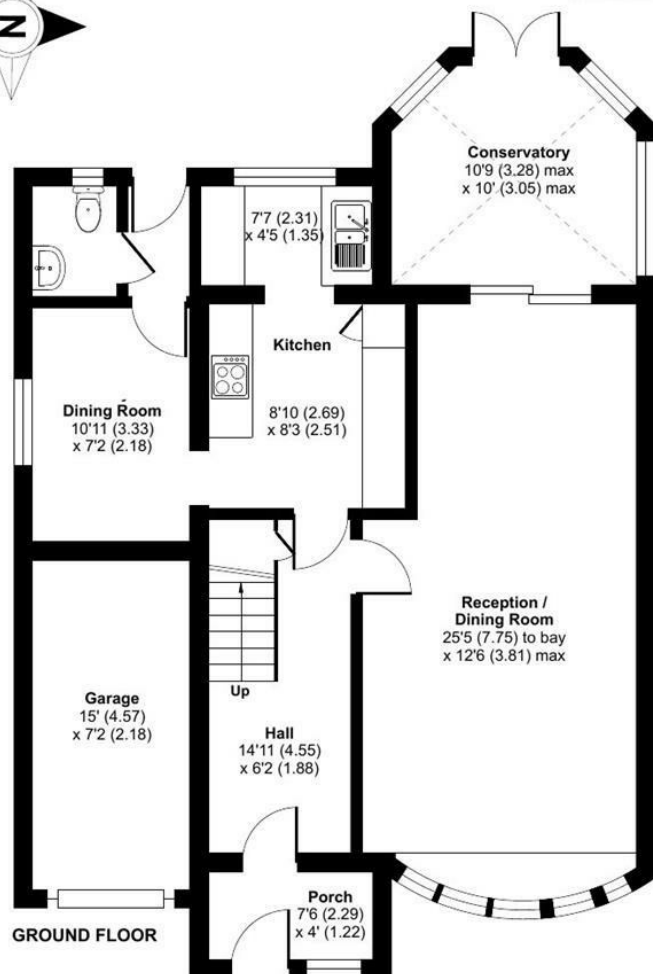
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Approximate Area = 1489 sq ft / 138.3 sq m

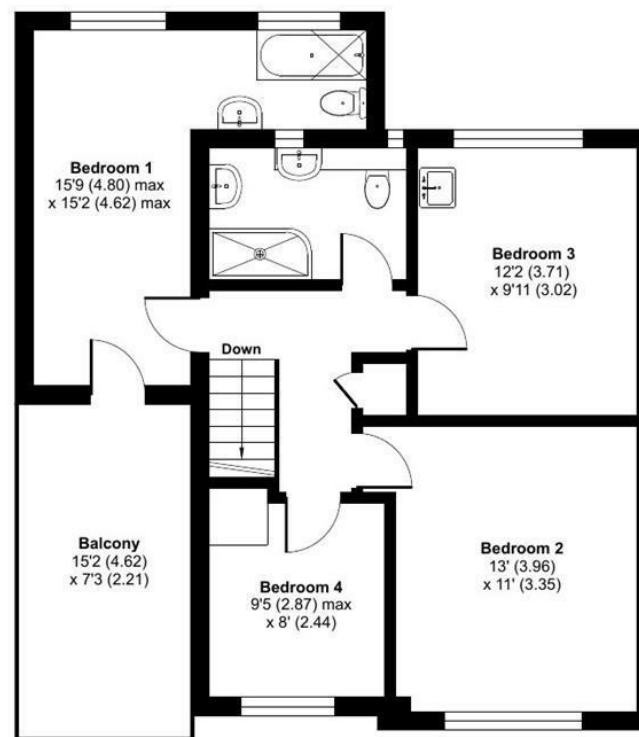
Garage = 107 sq ft / 9.9 sq m

Total = 1596 sq ft / 148.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1161658



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 (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		

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