



35 West Road, Oakham, Rutland, LE15 6LT
Guide Price £185,000



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DESCRIPTION

Traditional Victorian end-terrace house situated within walking distance of Oakham town centre and its amenities, as well as the railway station.

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

GROUND FLOOR: Lounge, separate Dining Room, Kitchen; FIRST FLOOR: two spacious Double Bedrooms, Bathroom.

OUTSIDE there is a side passageway leading to rear courtyard garden with attached Store and WC.

On-street parking (resident's permit required).

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

UPVC front front door with transom and fan detail leading to:

Lounge 4.39m ioncl bay x 3.99m (14'5" ioncl bay x 13'1")

Feature fireplace, fitted cupboard to side of fireplace, radiator, laminate flooring, bay window to front, access to stairs leading to first floor.

Dining Room 3.35m x 3.99m max (11'0" x 13'1" max)

Feature fireplace, traditional built-in alcove display cabinet with cupboards beneath (to side of fireplace), radiator, under-stairs storage cupboard with fitted shelving, window to rear, door to Kitchen.

Kitchen 2.67m x 1.98m (8'9" x 6'6")

Fitted roll-top work surface with inset single drainer stainless steel sink with mixer tap, cupboard and drawer units beneath and matching eye-level cupboards above.

Space for freestanding electric cooker and fridge-freezer, tiled splashbacks, quarry tiled floor, extractor fan, window and external part-glazed door to courtyard.

FIRST FLOOR

Landing

Radiator, loft access hatch.

Bedroom One 3.63m x 4.98m (11'11" x 16'4")

Walk-in wardrobe with fitted hanger rail, radiator, two windows to front.

Bedroom Two 3.35m x 3.63m (11'0" x 11'11")

Radiator, two windows to rear.

Bathroom 2.59m x 2.01m (8'6" x 6'7")

White suite comprising low-level WC, pedestal hand basin and panelled bath with mixer shower above and glass screen.

Radiator, tiled splashbacks, extractor fan, window to side.

OUTSIDE

Front Garden

The property's open-plan frontage is brick paved with steps leading to front door.

Side Passage

Links front and rear of the property and leads to:

Rear Courtyard

The west-facing, brick-paved courtyard includes an attached Outbuilding which incorporates:

Store 1.24m x 2.18m (4'1" x 7'2")

Housing wall-mounted gas central heating boiler.

WC

With high-level WC.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
Indoor: EE - voice and data likely; O2 - voice likely, data limited; Three, Vodafone - voice and data limited;
Outdoor: EE, O2, Three, Vodafone -voice and data

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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

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

FLOOD RISK

There is a very low flood risk for this property.

While flooding is unlikely, it's still wise to think about flood insurance and future changes in the area that could affect flood risk.

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.

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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.



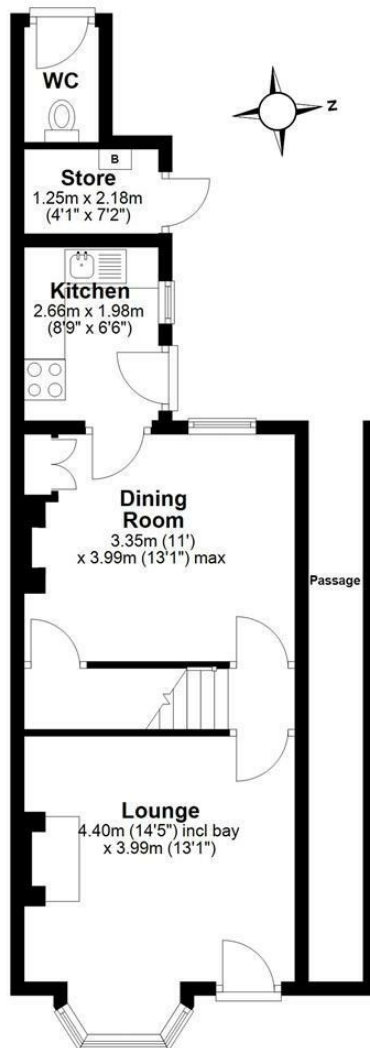




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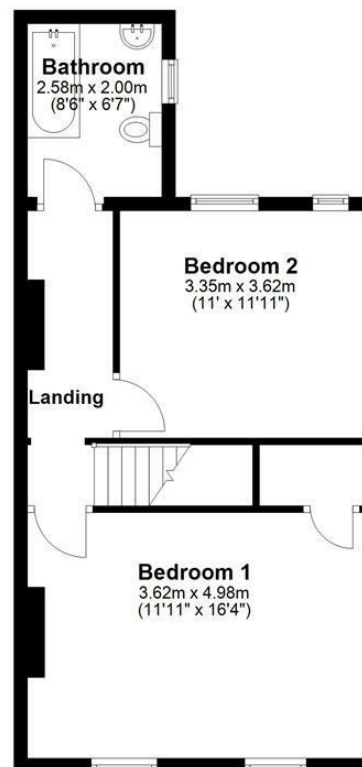
Ground Floor

Main area: approx. 38.8 sq. metres (417.8 sq. feet)
Plus outbuildings, approx. 12.2 sq. metres (131.6 sq. feet)



First Floor

Approx. 45.5 sq. metres (490.3 sq. feet)



Main area: Approx. 84.4 sq. metres (908.0 sq. feet)
Plus outbuildings, approx. 12.2 sq. metres (131.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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