



16 New Street, Oakham, Rutand, LE15 6BA
Asking Price £155,000



Chartered Surveyors & Estate Agents

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

16 New Street, Oakham, Rutland, LE15 6BA
Tenure: Freehold
Council Tax Band: B (Rutland County Council)



Chartered Surveyors & Estate Agents

DESCRIPTION

End-terrace period cottage with courtyard garden situated in the town centre location, a stone's throw from amenities and the railway station.

The accommodation benefits from gas fired central heating system and double glazing and briefly comprises:

GROUND FLOOR: Sitting Room, Dining Kitchen, Bathroom; FIRST FLOOR: two Bedrooms (a double and a single).

On-street parking (permit required).

ACCOMMODATION

GROUND FLOOR

Sitting Room 3.40m x 3.23m (11'2" x 10'7")

UPVC entrance door with fan light detail, radiator, open fireplace with dog grate set on brick hearth, oak effect laminate floor, built-in alcove cupboard, window to front elevation.

Dining Kitchen

comprising:

Kitchen Area 3.58m x 3.43m (11'9" x 11'3")

Range of modern fitted units incorporating granite effect work surfaces with metro tiles to splashbacks, inset single drainer stainless steel sink with mixer tap above, base cupboard and drawer units and matching wall cupboards. Integrated appliances comprise electric oven and gas hob with extractor hood above. There is space for upright fridge-freezer.

Beamed ceiling, oak effect laminate floor, access to stairs leading to first floor.

Dining Area 1.85m x 2.67m (6'1" x 8'9")

Radiator, oak effect laminate floor, double glazed sliding patio doors opening to rear courtyard.

Bathroom 2.51m max x 1.55m (8'3" max x 5'1")

White suite comprising concealed cistern WC, corner hand basin and panelled bath with mixer shower attachment and glass screen. Tiled walls, tiled floor, chrome heated towel rail, extractor fan, window to rear elevation.

FIRST FLOOR

Landing

Loft access hatch.

Bedroom One 3.35m x 3.20m (11'0" x 10'6")

Open fireplace, radiator, oak effect laminate floor, window to front elevation.

Bedroom Two 2.59m x 2.46m (8'6" x 8'1")

Two built-in cupboards, radiator, window to rear elevation.

OUTSIDE

Boiler House

With modern gas fired central heating boiler.

Rear Courtyard

The private rear courtyard garden is enclosed by brick walling and timber fencing and features paved patio with raised bed and an area of timber decking.

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; Three, O2,

16 New Street, Oakham, Rutland, LE15 6BA
Tenure: Freehold
Council Tax Band: B (Rutland County Council)



Chartered Surveyors & Estate Agents

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

AGENT'S NOTE

Please note that the property is currently tenanted. Majority of the photographs featuring in the present brochure were taken prior to the tenancy commencement.

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

16 New Street, Oakham, Rutand, LE15 6BA
Tenure: Freehold
Council Tax Band: B (Rutland County Council)

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.



Chartered Surveyors & Estate Agents





