



44 Noel Avenue, Oakham, Rutland, LE15 6SQ
Offers In The Region Of £325,000



Chartered Surveyors & Estate Agents

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44 Noel Avenue, Oakham, Rutland, LE15 6SQ
Tenure: Freehold
Council Tax Band: C (Rutland County Council)



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DESCRIPTION

Link-detached house with tandem garage, off-road parking for up to three cars and enclosed rear garden situated in an established residential area on the edge of Oakham.

The property offers three-bedroom accommodation with full gas central heating and double glazing which would benefit from routine modernisation and updating.

The interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen, WC (1);

FIRST FLOOR: three Bedrooms (two doubles and a single), Shower Room, WC (2).

ACCOMMODATION

GROUND FLOOR

Entrance Porch 1.63m x 1.52m (5'4" x 5'0")

Double-glazed entrance door, window to front, internal multi-pane glazed door giving access to Entrance Hall.

Entrance Hall 4.60m x 1.83m (15'1" x 6'0")

Built-in store cupboard, radiator with display shelf above, stairs leading to first floor.

Lounge 3.89m max x 3.78m (12'9" max x 12'5")

Feature period-style fireplace with timber surround, marble-effect inset and matching raised hearth housing coal-effect gas fire, radiator, picture window to front, archway to Dining Room.

Dining Room 3.86m x 3.20m (12'8" x 10'6")

Radiator, window and double-glazed external door to rear garden.

Kitchen 4.72m x 2.49m max (15'6" x 8'2" max)

Range of fitted units incorporating granite-effect work surfaces with tiled splashbacks, inset 1.5 bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards.

Wall-mounted gas-fired central heating boiler, under-counter space and plumbing for washing machine, three further under-counter appliance spaces and space and point for a slot-in gas cooker. Included in the sale is a freestanding Canon gas cooker.

Built-in pantry cupboard, wall-mounted electric heater, window overlooking rear garden, external half-glazed door to side, internal door to WC.

WC 1.50m x 0.89m (4'11" x 2'11")

Two-piece suite of low-level WC and wall-mounted hand basin with tiled splashback, electric heated towel rail, window to rear.

FIRST FLOOR

Landing

Built-in airing cupboard housing hot water cylinder, loft access hatch, window to side.

Bedroom One 4.06m x 3.33m (13'4" x 10'11")

Radiator, picture window to front.

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

Radiator, fitted vanity unit with inset hand basin and cupboards beneath, window overlooking rear garden.

Bedroom Three 2.79m max x 2.39m (9'2" max x 7'10")

Built-in storage cupboard, radiator, window to front.

Shower Room 1.68m x 1.93m (5'6" x 6'4")

Fitted pedestal hand basin, walk-in shower with Mira Sport power shower and aqua-board surround, chrome heated towel rail, tiled walls, window to rear.

WC

Fitted low-level WC, tiles to half-wall height, window to rear.

OUTSIDE

Attached Tandem Garage 7.39m x 2.31m (24'3" x 7'7")

Light and power, up-and-over door to front, window and personnel door to rear garden.

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Front Garden

The property is accessed via block-paved driveway leading to Garage and providing additional off-road parking for up to three vehicles.

Adjoining the driveway is an area of lawn with colourful heathers to border.

A hand gate to the side of the house links front and rear of the property.

Rear Garden

The fully enclosed rear garden has been attractively landscaped to include a paved patio area immediately to the rear of the house, lawn and borders stocked with a variety of shrubs, bushes, conifers and plants.

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: O2 - voice likely, data limited; Three, Vodafone, EE - voice and data limited;
Outdoor: O2, Three, Vodafone, EE - 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 C
Rutland County Council, Oakham 01572-722577

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

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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.

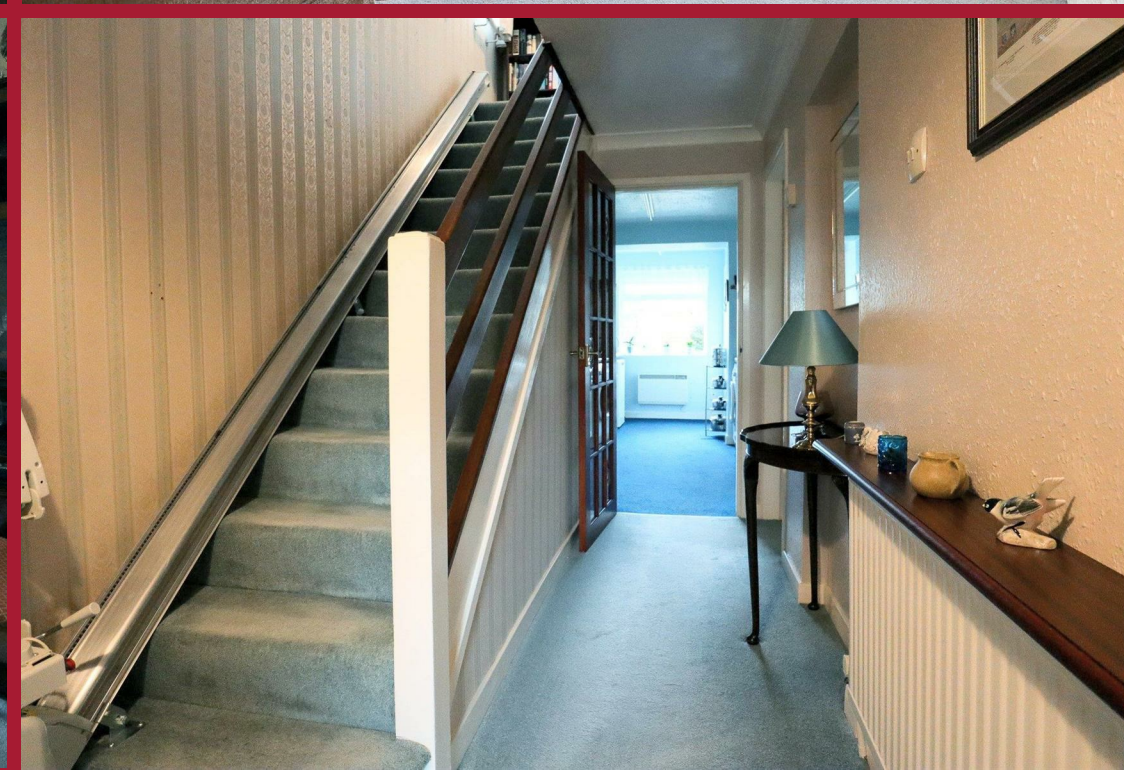
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is

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.









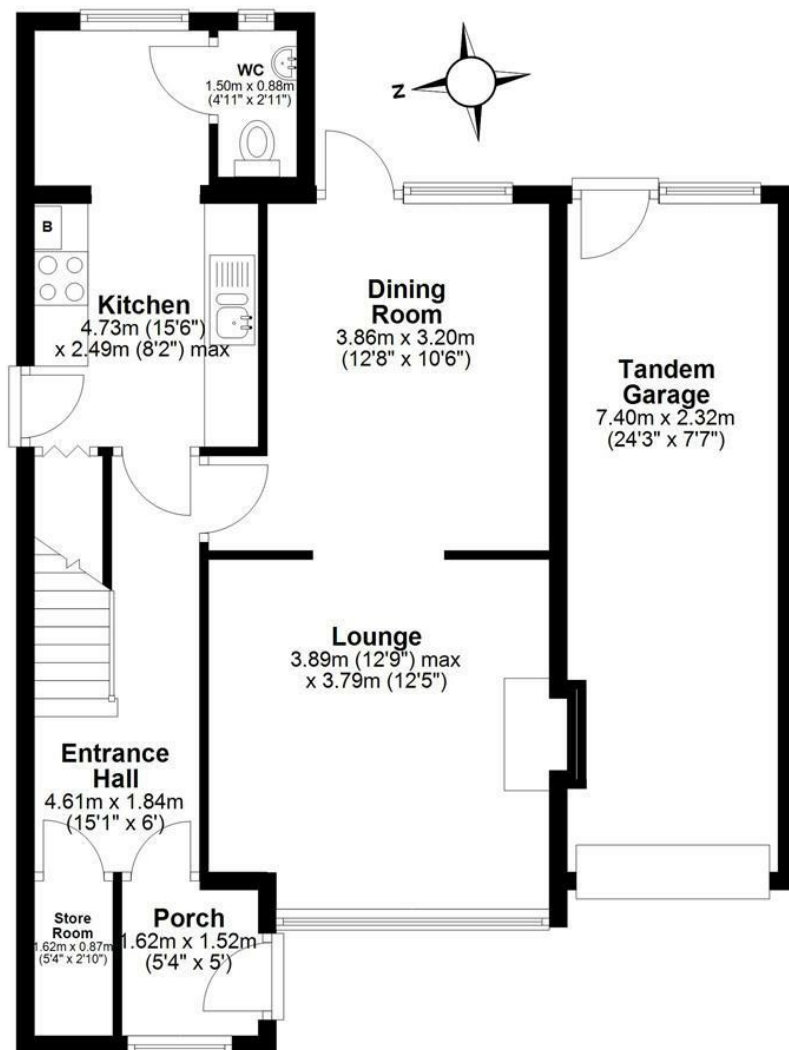




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Ground Floor

Main area: approx. 54.3 sq. metres (584.4 sq. feet)
Plus garages, approx. 18.1 sq. metres (194.8 sq. feet)



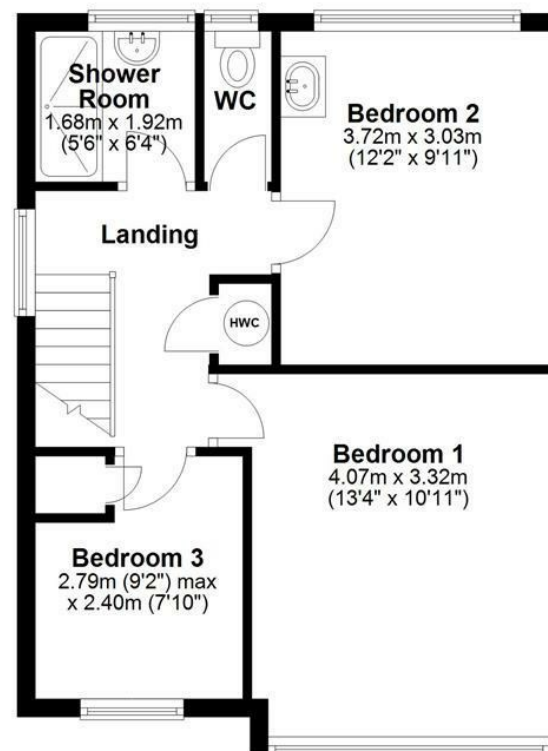
Main area: Approx. 98.8 sq. metres (1063.5 sq. feet)

Plus garages, approx. 18.1 sq. metres (194.8 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.

First Floor

Approx. 44.5 sq. metres (479.1 sq. feet)



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		

England & Wales EU Directive 2002/91/EC