



30 Ladywell, Oakham, Rutland, LE15 6DD
Guide Price £172,500



Chartered Surveyors & Estate Agents

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30 Ladywell, Oakham, Rutland, LE15 6DD
Tenure: Freehold
Council Tax Band: B (Rutland County Council)



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DESCRIPTION

Middle-terrace house with courtyard garden situated within a stone's throw of Oakham town centre.

The property offers accommodation which benefits from gas fired central heating system and full double glazing and briefly comprises:

GROUND FLOOR: Entrance Lobby, Sitting Room, Dining Kitchen; **FIRST FLOOR:** two Bedrooms, Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

UPVC double glazed front entrance door, access to Sitting Room.

Sitting Room 3.94m x 4.19m (12'11" x 13'09")

Wall mounted electric fire, radiator, stairs leading to first floor, window to front elevation.

Dining Kitchen 3.96m x 2.82m (13'0" x 9'03")

Fitted units incorporating roll top work surfaces with tiled splashbacks, inset stainless steel sink, base cupboard and drawer units and tall store cupboard. Under-counter space and plumbing for washing

machine, space for slot-in cooker and tall fridge-freezer.

Radiator, two windows and external UPVC double glazed door to rear courtyard.

FIRST FLOOR

Landing

Built-in cupboard, loft access hatch.

Bedroom One 4.11m x 3.94m (13'06" x 12'11")

Radiator, two windows to front elevation.

Bedroom Two 2.87m x 2.13m (9'05" x 7'0")

Radiator, window to rear elevation.

Bathroom 1.78m x 1.91m (5'10" x 6'03")

Coloured suite comprising low level WC, pedestal hand basin and panelled bath with mixer shower attachment. Tiled splashbacks, radiator, window to rear elevation.



OUTSIDE

Integral Store

To the front.

Rear Courtyard

To the rear of the property is a fully enclosed, hard landscaped area of garden with hand gate providing external access.

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SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast
Mobile signal availability:
Indoor: EE, Three, Vodafone - voice and data limited;
O2 - voice limited, data - none;
Outdoor: EE, Three, Vodafone, O2 - voice and data

limited.
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.

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

Oakham
5 Market Street
Oakham
Rutland LE15 6DY
Tel: 01572 755555
Letting Centre: 01572 755513
oakham@murray.co.uk

Stamford
Sales Enquiries
01780 766604
Lettings Enquiries
01572 755513

stamford@murray.co.uk

Uppingham
18 High Street East
Uppingham
Rutland LE15 9PZ
Tel: 01572 822587
Letting Centre: 01572 822587
uppingham@murray.co.uk

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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

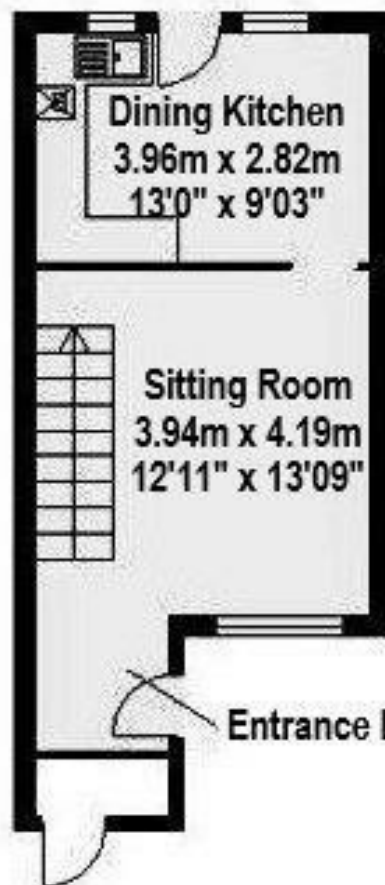
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.





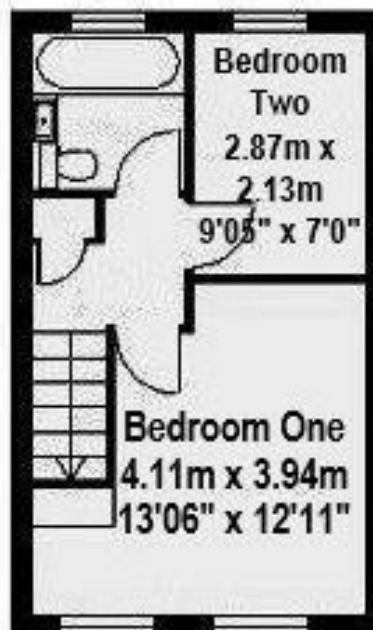
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Ground Floor



Entrance Lobby

First Floor



Not to scale - for identification purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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

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