



22 Noel Avenue, Oakham, Rutland, LE15 6SQ
Asking Price £345,000



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



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DESCRIPTION

A detached bungalow with integral single garage, off-road parking for a number of vehicles and enclosed rear garden adjoining opening countryside situated in a popular residential area on the edge of Oakham.

The accommodation on offer has full central heating and double glazing and briefly comprises Entrance Hall, Sitting Room, refitted Kitchen, Conservatory, 2 Double Bedrooms and refitted Shower Room.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 4.62m x 1.63m (15'2" x 5'4")

UPVC glazed entrance door with glass side panel, radiator, laminate flooring, wall light point, sliding doors leading to Sitting Room.

Sitting Room 3.68m x 4.93m (12'1" x 16'2")

Gas coal effect fire set in granite surround with brick display plinths to either side, radiator, laminate flooring, window to front elevation.

Kitchen 2.92m x 4.22m (9'7" x 13'10")

Refitted in modern shaker style with range of attractive units incorporating marble effect worktops with upstand, inset single drainer sink with mixer tap, cream fronted base cupboard and drawer units, matching eye level wall cupboards and glass fronted display cabinets with ambient lighting beneath.

Integrated appliances comprise fridge, freezer, dishwasher, 4 ring gas hob with stainless steel splashback, matching extractor above and electric oven beneath.

Tiled splashbacks, tiled floor, window overlooking rear garden.

Conservatory 5.99m x 2.82m max (19'8" x 9'3" max)

UPVC construction on low level brick walls, four radiators, picture windows and external part glazed door to side elevation.

Bedroom One 3.73m max x 3.86m (12'3" max x 12'8")

Radiator, window to front elevation.

Bedroom Two 3.35m x 3.84m (11'0" x 12'7")

Fitted wardrobe with sliding mirror fronted doors, radiator, window to rear elevation.

Shower Room 2.06m x 2.34m (6'9" x 7'8")

Refitted with contemporary white suite comprising concealed cistern WC and hand basin with mixer tap set in unit with vanity top, upstand, feature splashback and storage beneath, double shower cubicle with wall mounted shower and tiled surround.

Built-in airing cupboard housing hot water cylinder, upright radiator, obscure window.

OUTSIDE

Integral Single Garage 7.16m x 2.49m (23'6" x 8'2")

Manual up and over door, personnel door to rear garden, gas fired central heating boiler.

Front Garden

The property is accessed via a brick paved driveway flanked by an area of shaped lawn providing off-road parking for a number of vehicles and leading to the garage.

There is access to the rear garden on both sides of the bungalow.

Rear Garden

The fully enclosed rear garden (currently overgrown) adjoins open countryside and includes a large terrace area immediately to the rear of the bungalow, a further paved seating area, lawned area and two timber garden sheds.

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, Vodafone - voice and data likely; EE,

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

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

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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. 88.7 sq. metres (954.8 sq. feet)
Plus garages, approx. 18.6 sq. metres (200.5 sq. feet)



Main area: Approx. 88.7 sq. metres (954.8 sq. feet)

Plus garages, approx. 18.6 sq. metres (200.5 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.

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		
	63	71

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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