



11 Graffham Drive, Oakham, Rutland, LE15 6DQ
Asking Price £210,000



Chartered Surveyors & Estate Agents

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11 Graffham Drive, Oakham, Rutland, LE15 6DQ
Tenure: Freehold
Council Tax Band: B (Rutland County Council)



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DESCRIPTION

Modern mid terrace townhouse with two off-road parking spaces and enclosed, hard landscaped rear garden situated in a quiet cul de sac within walking distance of the town centre and railway station.

The property benefits from gas central heating, full double glazing and security alarm and offers well maintained accommodation which briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Lounge/Diner, Breakfast Kitchen; **FIRST FLOOR:** three Bedrooms, Bathroom.

The property is available with NO UPWARD CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

UPVC front door, radiator, central heating thermostat, alarm panel, stairs leading to first floor, understairs storage area.

Cloakroom/WC 1.70m x 0.89m (5'7" x 2'11")

White suite comprising low level WC and wall mounted hand basin, radiator, window to front elevation.

Breakfast Kitchen 3.76m x 2.41m (12'4" x 7'11")

Range of modern fitted shaker style units incorporating pine 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.

Integrated appliances comprise washing machine, electric oven and 4 ring gas hob with extractor fan above. There is undercounter space and plumbing for dishwasher.

Radiator, wall mounted Glow Worm gas central heating boiler, tiled floor, window to front elevation.

Lounge/Diner 4.72m x 3.63m (15'6" x 11'11")

Radiator, walk-in storage cupboard, UPVC double-glazed door with windows to either side leading to rear garden.

FIRST FLOOR

Landing

Bedroom One 4.50m into alcove x 2.54m (14'9" into alcove x 8'4")

Radiator, window overlooking rear garden.

Bedroom Two 2.57m x 2.97m (8'5" x 9'9")

Radiator, window to front elevation.

Bedroom Three 2.44m x 2.08m (8'0" x 6'10")

Radiator, window overlooking rear garden.

Bathroom

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

Fully tiled splashbacks, chrome heated towel rail, extractor fan, Velux window.

OUTSIDE

Off-road Parking

There are 2 off-road parking spaces to the front of the property.

Rear Garden

The rear garden is fully enclosed and paved for ease of maintenance.

Included in the sale is a timber garden shed.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

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

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

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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.

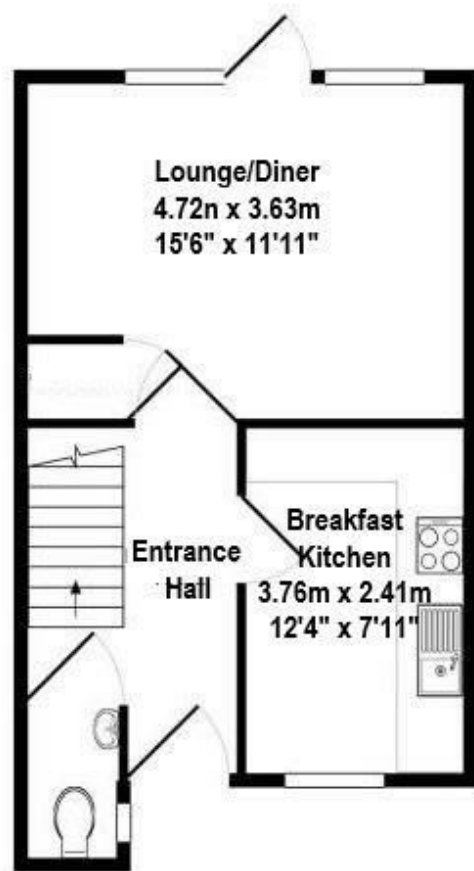




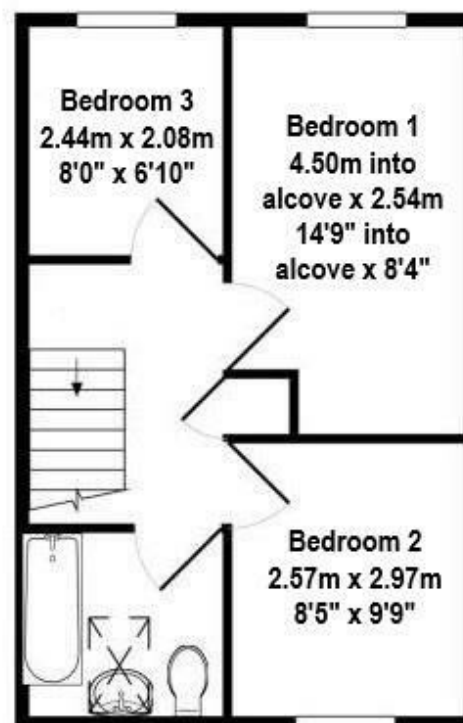


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Ground Floor



First Floor



Not to scale - for identification purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(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		

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