



68 Braunston Road, Oakham, Rutland, LE15 6LE
Offers Over £200,000



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DESCRIPTION

Extended and improved end-terrace Victorian house with a pleasant, fully enclosed garden to rear situated within walking distance of Oakham town centre.

The property offers tastefully presented and well maintained accommodation with character features which benefits from gas fired central heating system and briefly comprises:

GROUND FLOOR: Entrance Area, Sitting Room, separate Dining Room, modern Kitchen, useful Utility/WC; FIRST FLOOR: two good size Bedrooms, contemporary Bathroom.

ACCOMMODATION

GROUND FLOOR

The property is accessed from the side elevation via a shared passageway:

Entrance Area

Grey oak effect laminate flooring, understairs storage area with fitted coat hooks, door to Sitting Room, opening to Dining Room.

Sitting Room 3.45m x 3.68m (11'4" x 12'1")

Open fireplace with Victorian iron surround and tiled hearth, traditional fitted storage cupboard to side of fireplace, radiator, grey oak effect laminate flooring, timber panelling to dado height in places, picture rail, window to front elevation.

Dining Room 3.40m x 3.68m (11'2" x 12'1")

Fireplace recess with timber mantel above and built-in cupboard to one side, radiator, grey oak effect laminate flooring, timber panelling to dado height to one wall, door giving access to stairs leading to first floor, window to rear elevation, opening to Kitchen.

Kitchen 3.20m x 2.08m (10'6" x 6'10")

Range of fitted units incorporating timber effect work surfaces with tiled splashbacks, inset 1.5 bowl single drainer stainless steel sink with mixer tap above, base cupboard and drawer units and matching eye level wall cupboards. Integrated appliances comprise electric oven and induction hob with stainless steel extractor hood above. Space and plumbing for dishwasher, space for upright fridge-freezer.

Tiled flooring, window to side elevation, internal door to Utility/WC, external half glazed door giving access to rear garden and shared side passage.

Utility/WC 1.02m x 2.08m (3'4" x 6'10")

White fitted low level WC, fitted worktop with space and plumbing for washing machine beneath, wall mounted Worcester gas fired central heating boiler, tiled floor, window to rear elevation.

FIRST FLOOR

Landing

Built-in cupboard with hanger rail, radiator, loft access hatch.

Bedroom One 3.43m x 3.68m (11'3" x 12'1")

Victorian fireplace, radiator, grey oak effect laminate flooring, window to rear elevation.

Bedroom Two 3.43m x 2.64m (11'3" x 8'8")

Radiator, fitted hanger rail to one wall, window to front elevation.

Bathroom 2.39m x 2.06m (7'10" x 6'9")

Contemporary white suite comprising low level WC, rectangular hand basin with mixer tap and tiled splashback set in vanity unit with drawers beneath and 'P'-shaped bath with shower above, tiled surround and shower screen.

Upright stainless steel radiator, grey oak effect laminate flooring, recessed spotlights, window to front elevation.

OUTSIDE

Parking

On-street parking (now parking permit required).

Rear Garden

The fully enclosed rear garden has been arranged to include a paved patio area immediately to the rear of the house, an area of lawn and a further seating area with adjoining hard standing for a garden shed at the top of the garden.

A hand gate leads to the shared side passage linking front and rear of the property.

SERVICES

Mains electricity
Mains water supply
Mains sewerage

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Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:

EE - good outdoor and in-home

O2 - good outdoor, variable in-home

Three - good outdoor

Vodafone - good outdoor

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 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.

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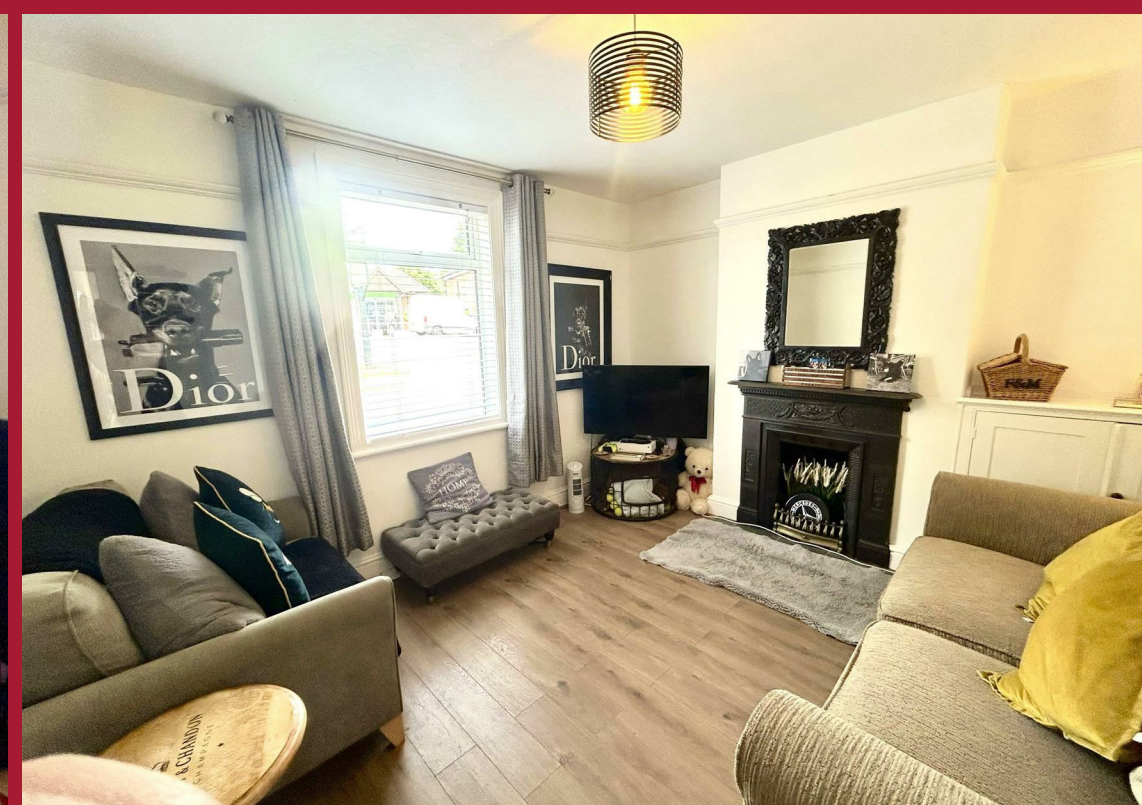
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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.

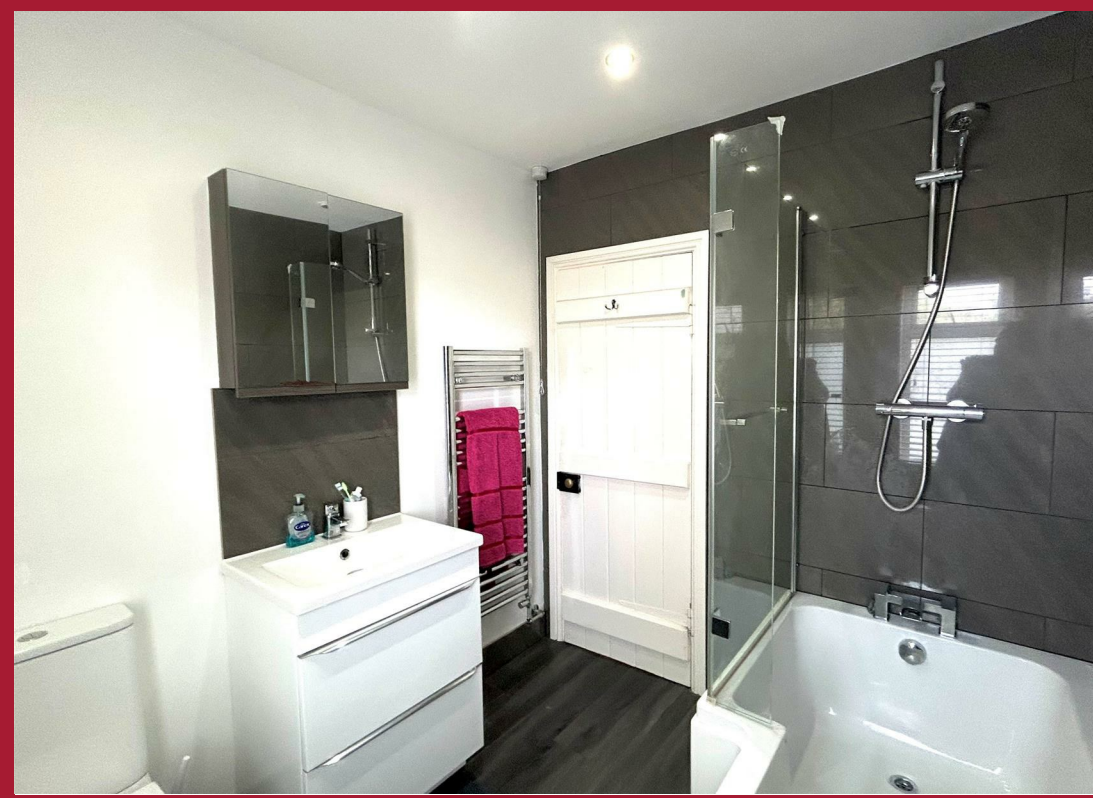
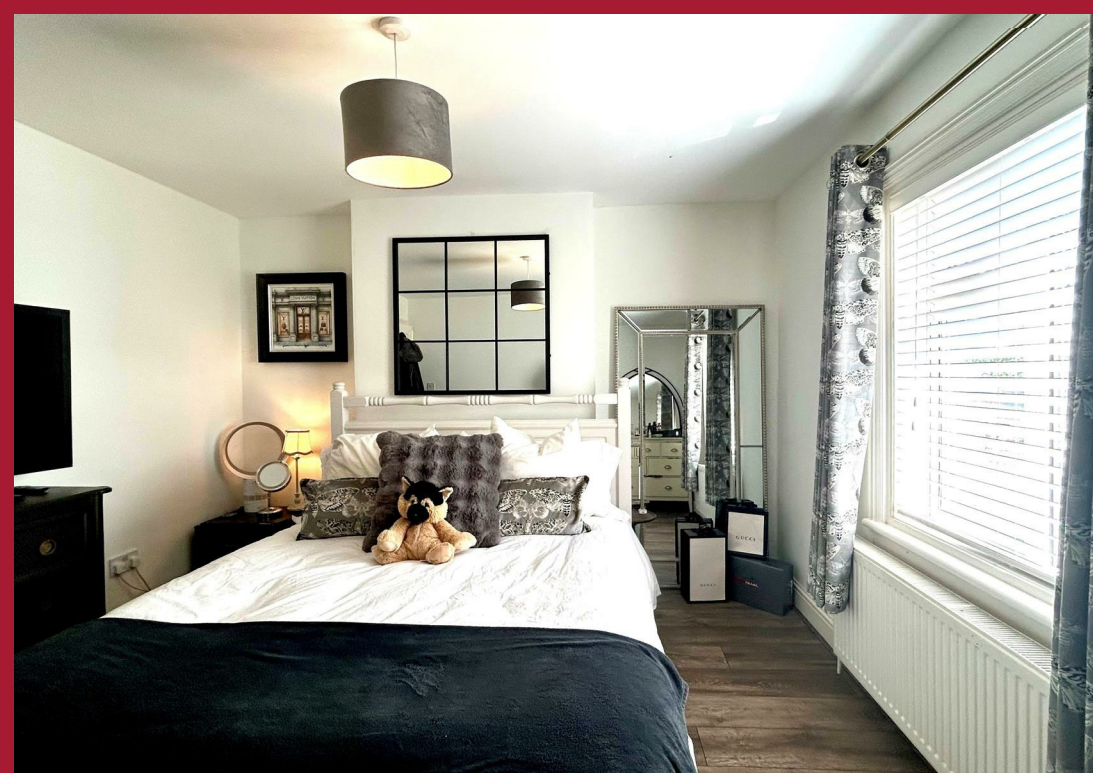
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation 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.





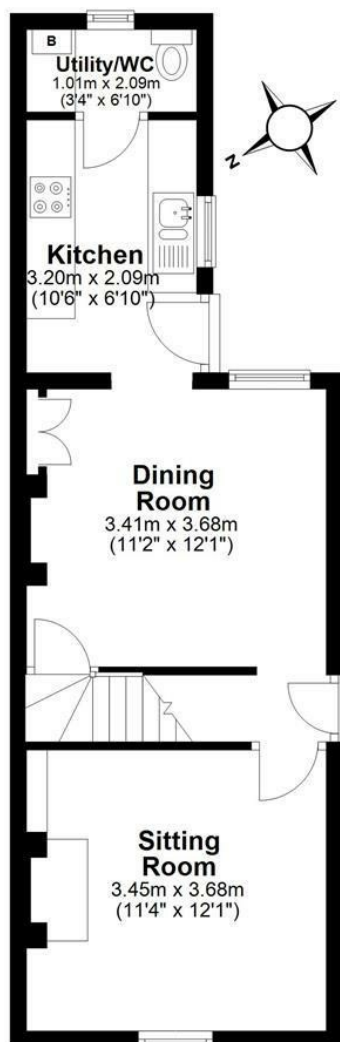




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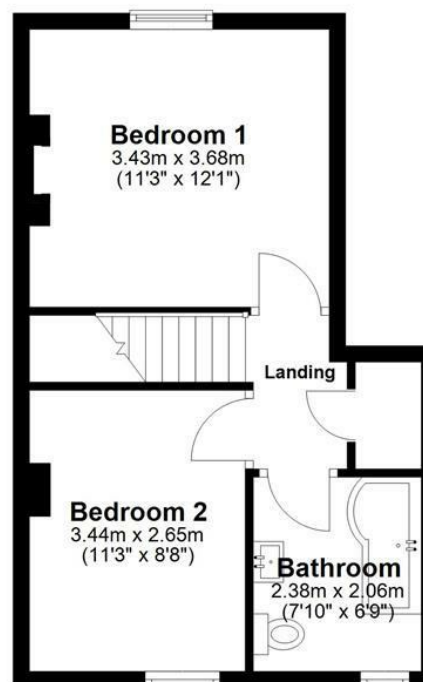
Ground Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.8 sq. feet)



Total area: approx. 71.4 sq. metres (769.1 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		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) 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		
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