



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



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

70 Graffham Drive, Oakham, Rutland, LE15 6DQ

Tenure: Freehold

Council Tax Band: D (Rutland County Council)



Chartered Surveyors & Estate Agents

DESCRIPTION

A well presented end townhouse situated on a small development in Oakham within easy distance of the town centre and railway station.

The property is located near the end of a cul de sac of similar properties with the added benefit of a small play area making the property ideal for children. Schools and shops are easily accessible as are local transport links.

The accommodation on offer is arranged over three storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Bedroom Four/Study, Utility Room, FIRST FLOOR: 'L'-shaped Lounge with Study Area, Kitchen/Diner; SECOND FLOOR: Master Bedroom with en-suite Shower Room, two further Bedrooms, Bathroom.

OUTSIDE there is a integral Single Garage with driveway providing off-road parking to the front and lawned garden with patio to the rear.

ACCOMMODATION

GROUND FLOOR

Recessed Porch

Built-in cupboard, panelled front door leading to Entrance Hall.

Entrance Hall

Stairs leading to first floor, understairs storage area, internal door to integral Garage.

Cloakroom/WC

Two piece suite of low level WC and wash hand basin.

Bedroom Four/Study 3.05m x 2.79m (10'0" x 9'2")

Radiator, window to rear elevation.

Utility Room

Fitted wood effect worktop with tiled splashback and inset single drainer stainless steel sink unit with mixer tap, base cupboard and appliance space beneath, matching eye level cupboard above. wall mounted gas central heating boiler, tiled floor, half glazed external door to rear garden.

FIRST FLOOR

Landing

Stairs leading to second floor.

Lounge 4.78m narrowing to 2.77m x 4.85m (15'8" narrowing to 9'1" x 15'11")

('L'-shaped)

Contemporary, wall mounted electric fire, radiator, feature full height, glazed partition to landing, window overlooking rear garden, French doors opening to Juliet balcony overlooking rear garden.

Kitchen/Diner 4.75m x 3.76m (15'7" x 12'4")

Range of modern fitted units incorporating timber

effect work surfaces with tiled splashbacks, inset 1.5 bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units, matching eye level wall cupboards and glass fronted display cabinet. Integrated appliances comprise electric oven and four ring gas hob with extractor over. There is an undercounter appliance space.

Radiator, tiled floor, space for dining table and chairs, French doors opening to Juliet Balcony (to front elevation).

SECOND FLOOR

Landing

Built-in airing cupboard housing hot water cylinder and fitted shelving, loft access hatch.

Master Bedroom 4.06m x 2.79m (13'4" x 9'2")

Radiator, window to rear elevation.

En-suite Shower Room

White suite comprising low level WC and pedestal hand basin, double shower cubicle, heated towel rail, tiled splashbacks, extractor fan.

Bedroom Two 3.48m x 2.79m (11'5" x 9'2")

Radiator, window to front elevation.

Bedroom Three 2.29m x 1.88m (7'6" x 6'2")

Radiator, window to rear elevation.

Bathroom

White suite comprising low level WC, pedestal hand

70 Graffham Drive, Oakham, Rutland, LE15 6DQ

Tenure: Freehold

Council Tax Band: D (Rutland County Council)



Chartered Surveyors & Estate Agents

basin with mixer tap and panelled bath. Heated towel rail, fully tiled splashbacks, extractor fan, window to front.

OUTSIDE

Integral Single Garage 5.41m x 2.64m (17'9" x 8'8")

Light and power, up and over door.

Front Garden

To the front of the property there is a tarmac driveway providing off-road parking and giving access to the garage. Adjoining the driveway is a block paved pathway leading to front door flanked by a small area of lawn.

Rear Garden

The fully enclosed rear garden is mainly laid to lawn with paved patio, borders and paved pathway.

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: 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 D

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.

70 Graffham Drive, Oakham, Rutland, LE15 6DQ

Tenure: Freehold

Council Tax Band: D (Rutland County Council)



Chartered Surveyors & Estate Agents

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.



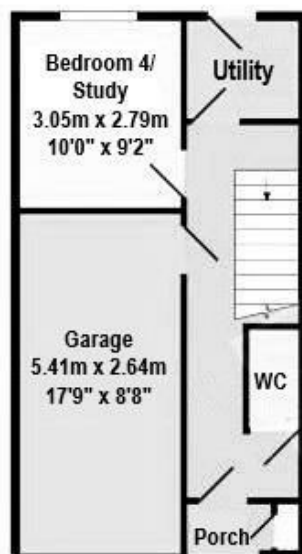




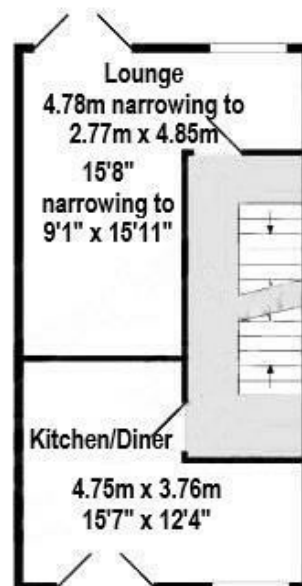


Chartered Surveyors & Estate Agents

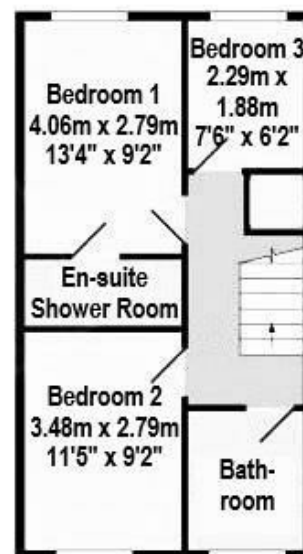
Ground Floor



First Floor



Second Floor



Not to scale - for identification purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(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

