



5 Jasper Road, Oakham, Rutland, LE15 6UL
Asking Price £300,000



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5 Jasper Road, Oakham, Rutland, LE15 6UL
Tenure: Freehold
Council Tax Band: D (Rutland County Council)



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DESCRIPTION

Link-detached house with single garage, off-road parking and attractive, mature rear garden set in a pleasant residential area on the edge of Oakham.

The property offers well proportioned accommodation with gas central heating system and is in need of routine modernisation and updating.

The interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Sitting Room/Diner, Kitchen; FIRST FLOOR: four Bedrooms, Shower Room.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 1.55m x 2.01m (5'1" x 6'7")

Timber front door with glass panelling, radiator, stairs leading to first floor, window to side elevation.

Cloakroom/WC 1.75m x 1.02m (5'9" x 3'4")

Coloured suite of low level WC and pedestal hand basin, window to side elevation.

Open-plan Sitting Room/Diner:

Sitting Room 4.55m x 3.66m (14'11" x 12'0")

Wall mounted gas fire, radiator, bow window to front elevation.

Dining Area 3.15m x 2.72m (10'4" x 8'11")

Radiator, window overlooking privately screened rear garden.

Kitchen 3.43m x 2.92m (11'3" x 9'7")

Range of fitted timber effect fronted base and wall mounted units, formica worktops with tiled splashbacks and inset single drainer stainless steel sink, Creda electric cooker, undercounter space and plumbing for washing machine, further undercounter appliances space, space for upright fridge-freezer, Thorn gas fired central heating boiler.

Radiator, understairs storage cupboard, window with views over rear garden, half glazed door to side elevation.

FIRST FLOOR

Landing 2.84m x 2.95m (9'4" x 9'8")

Radiator, galleried stairs, window to side elevation.

Bedroom One 4.01m x 3.78m (13'2" x 12'5")

Radiator, window to front elevation.

Bedroom Two 3.73m x 2.87m (12'3" x 9'5")

Radiator, window to rear elevation.

Bedroom Three 2.16m x 2.95m (7'1" x 9'8")

Radiator, window to rear elevation.

Bedroom Four 3.66m x 2.67m (12'0" x 8'9")

Radiator, loft access hatch, window to front elevation.

Shower Room 2.57m max x 2.01m (8'5" max x 6'7")

Coloured suite of low level WC and pedestal hand basin with tiled splashback, corner shower cubicle with tiled surround, shower panel and concertina door. Built-in airing cupboard housing hot water cylinder, radiator, window to front elevation.

OUTSIDE

Detached Single Garage 4.95m x 2.51m (16'3" x 8'3")

Light and power, manual up and over door.

Front Garden

The property is accessed via a gravelled driveway which provides additional off-road parking and leads to a gated, covered parking space for one car and single garage beyond.

Adjoining the driveway is an open plan area of lawn with border.

Rear Garden

The well established rear garden is fully enclosed and privately screened. The garden is laid mainly to shaped lawn with borders stocked with a wide variety of shrubs, bushes and trees.

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, Ultrafast

Mobile signal availability:

EE - good outdoor and in-home

O2 - variable outdoor

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 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.

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

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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.





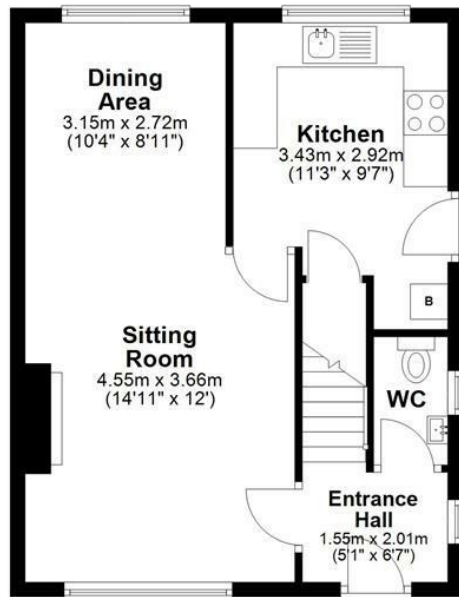




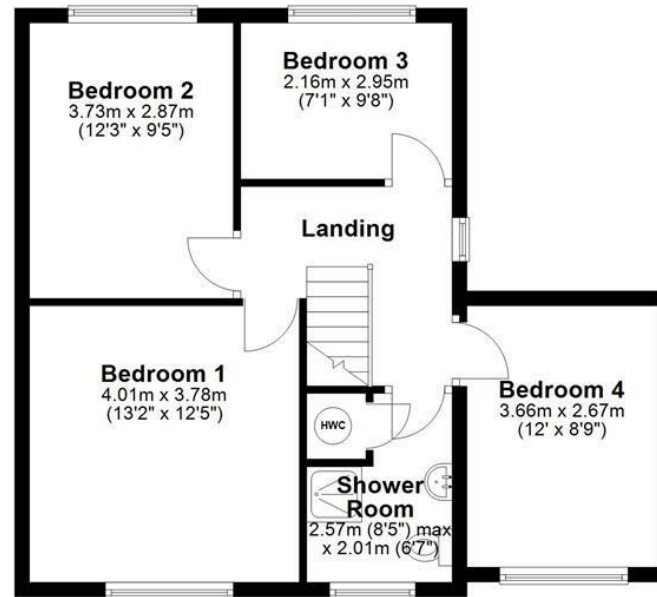
Main area: approx. 43.8 sq. metres (470.9 sq. feet)
Plus garages, approx. 12.4 sq. metres (133.7 sq. feet)



Garage
4.95m x 2.51m
(16'3" x 8'3")





Approx. 55.3 sq. metres (595.3 sq. feet)



Main area: Approx. 99.1 sq. metres (1066.3 sq. feet)
Plus garages, approx. 12.4 sq. metres (133.7 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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		<p>51</p>	<p>76</p>
<p><i>Not energy efficient - higher running costs</i></p>		<p>EU Directive 2002/91/EC</p> 	
England & Wales			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			
<p><i>Not environmentally friendly - higher CO2 emissions</i></p>		<p>EU Directive 2002/91/EC</p> 	
England & Wales			