



7 West Road, Oakham, Rutland, LE15 6LT
Asking Price £230,000



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DESCRIPTION

Tastefully appointed, traditional middle-terrace Victorian house with courtyard garden offering extended character accommodation within walking distance of Oakham town centre and its amenities, as well as the railway station.

Benefiting from gas central heating and full double glazing, the property has been sympathetically brought into the present day by the current owners while retaining much of its period charm. The interior is arranged over two stores and briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room, separate Dining Room, refitted Kitchen, WC; FIRST FLOOR: three Bedrooms, Bathroom.

The property is available with NO ONWARD CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Panel front door with transom, radiator (?), stairs leading to first floor, internal doors leading to Sitting Room and Dining Room.

Sitting Room 3.56m x 4.03m (11'8" x 13'2")

Victorian open fireplace with ornate tiled inset, timber mantel and raised hearth, radiator, exposed timber floorboards, coving and central rose to ceiling, bay window to front elevation.

Dining Room 3.56m x 4.03m (11'8" x 13'2")

Feature fireplace, radiator, attractive quarry tiled floor, coving and central rose to ceiling, window to rear elevation.

Kitchen 3.35m x 2.34m (10'11" x 7'8")

Refitted with range of modern units incorporating wood-effect work surfaces with metro tiles to splashbacks, inset 16.5 bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units and contrasting wall cupboards. Integrated appliances comprise electric oven and gas hob with extractor hood above. There are two undercounter appliance spaces with plumbing.

Laminate floor, internal door to WC, window and external part-glazed UPVC door to rear elevation.

WC

Fitted low level WC and wall mounted hand basin with mixer tap, radiator, window to rear elevation.

FIRST FLOOR

Landing

Bedroom One 3.49m x 2.80m (11'5" x 9'2")

Feature fireplace, radiator, window to front elevation.

Bedroom Two 3.49m x 2.13m (11'5" x 6'11")

Radiator, window to front elevation.

Bedroom Three 3.64m x 1.97m (11'11" x 6'5")

Feature fireplace, radiator, window to rear elevation.

Bathroom

White suite comprising low level WC, pedestal hand basin and panelled bath with mixer shower attachment. Tiled splashbacks, radiator, window to rear elevation.

OUTSIDE

Garden

To the rear of the property is a low-maintenance courtyard garden with hand gate providing external access.

Parking

On-street parking, no permit required.

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:
EE - good outdoor and in-home
O2 - good outdoor, variable in-home
Three - good outdoor
Vodafone - good outdoor, variable in-home
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.

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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

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.

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

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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.

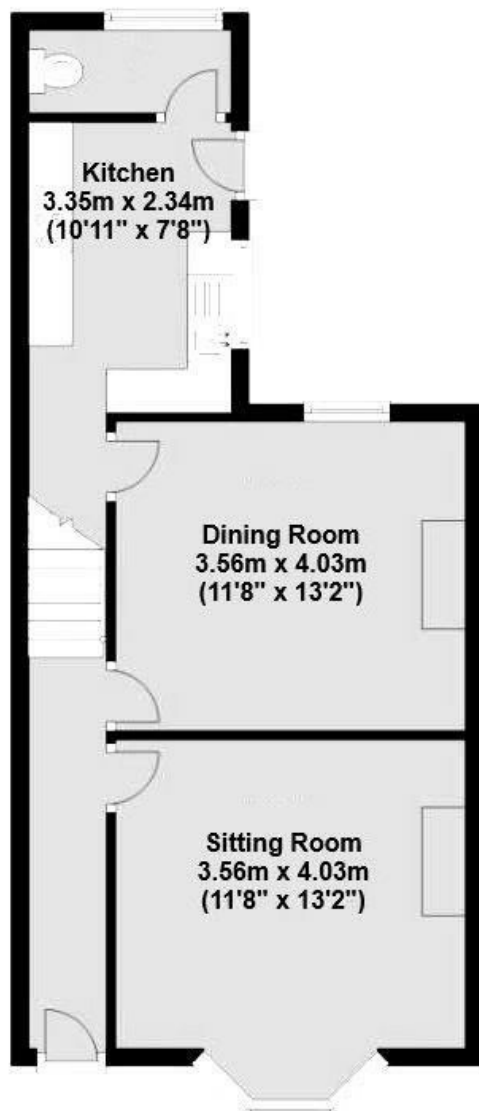






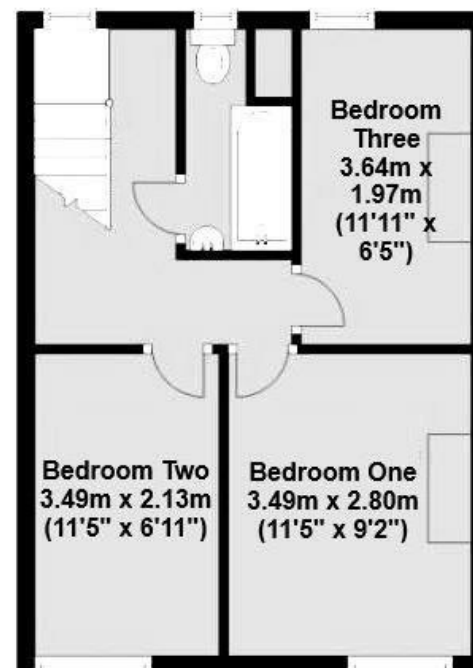


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GROUND FLOOR

Not to scale - for identification purposes only



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		64
(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 (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		
Not environmentally friendly - higher CO ₂ emissions		
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