



**5 Ladywell, Oakham, Rutland, LE15 6DD**  
**Guide Price £140,000**



Chartered Surveyors & Estate Agents

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



**5 Ladywell, Oakham, Rutland, LE15 6DD**  
**Tenure: Freehold**  
**Council Tax Band: B (Rutland County Council)**



Chartered Surveyors & Estate Agents

**\*\* RENOVATION PROJECT \*\***

A two-bedroom, middle-terrace house situated in an established residential area a stone's throw from Oakham town centre and its amenities.

With gas central heating (boiler not working), the property requires refurbishment throughout and offers potential to create a comfortable home in a popular location.

The accommodation briefly comprises:

GROUND FLOOR: Entrance Porch, Lounge, Kitchen/Diner;

FIRST FLOOR: two Bedrooms, Bathroom.

OUTSIDE: allocated parking space, outside storage, gardens to front and rear (currently overgrown).

The property is available with NO CHAIN.

**ACCOMMODATION**

**GROUND FLOOR**

**Entrance Porch**

With double-glazed entrance door.

**Lounge 3.40m x 5.23m (11'2" x 17'2")**

Radiator, stairs leading to first floor, two windows to front.

**Kitchen/Diner 2.49m x 5.21m (8'2" x 17'1")**

Fitted base units, inset stainless steel sink, tall store cupboard. wall-mounted gas central heating boiler.

Radiator, two windows and external part-glazed door to rear garden.

**FIRST FLOOR**

**Landing**

Loft access hatch.

**Bedroom One 3.23m x 4.19m (10'7" x 13'9")**

Built-in airing cupboard housing hot water cylinder, radiator, window to front.

**Bedroom Two 2.77m x 2.87m (9'1" x 9'5")**

Radiator, two windows to rear.

**Bathroom 1.70m x 2.29m (5'7" x 7'6")**

Coloured suite comprising low-level WC, pedestal hand basin and panelled bath with electric Triton shower above.

Radiator, window to rear.

**OUTSIDE**

**Parking**

The property includes an allocated parking space (within purpose-built parking area accessed from the property via hand gate in rear garden).

**Garden**

There are gardens to front and rear of the property (currently overgrown).

**Integral Store**

Providing useful storage.

**SERVICES**

Mains electricity

Mains water supply

Mains sewerage

Gas central heating (boiler is not working)

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

Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:

EE - good outdoor, variable in-home

O2 - good outdoor

Three - good outdoor, variable in-home

Vodafone - good outdoor

**5 Ladywell, Oakham, Rutland, LE15 6DD**  
**Tenure: Freehold**  
**Council Tax Band: B (Rutland County Council)**



**Chartered Surveyors & Estate Agents**

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

**5 Ladywell, Oakham, Rutland, LE15 6DD**  
**Tenure: Freehold**  
**Council Tax Band: B (Rutland County Council)**



**Chartered Surveyors & Estate Agents**

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.









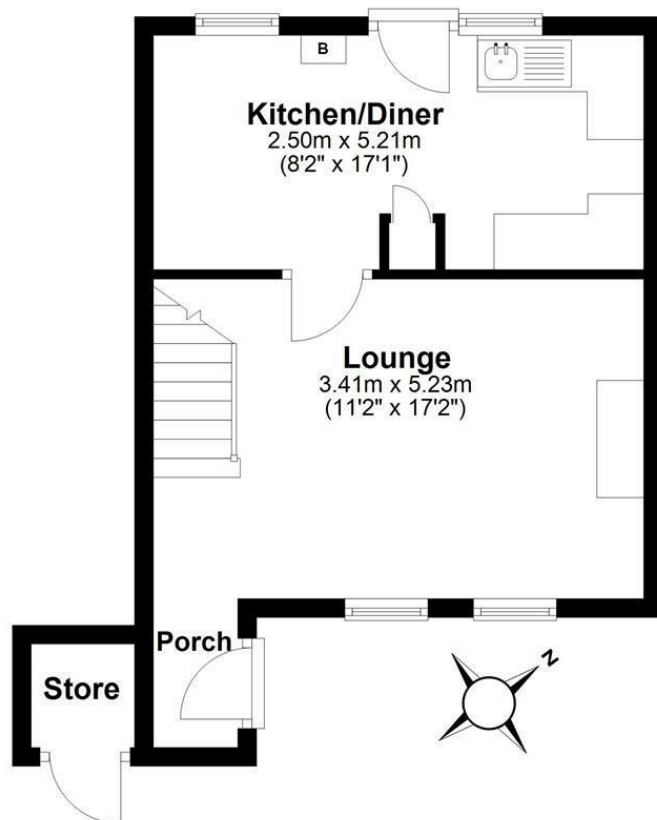




Chartered Surveyors & Estate Agents

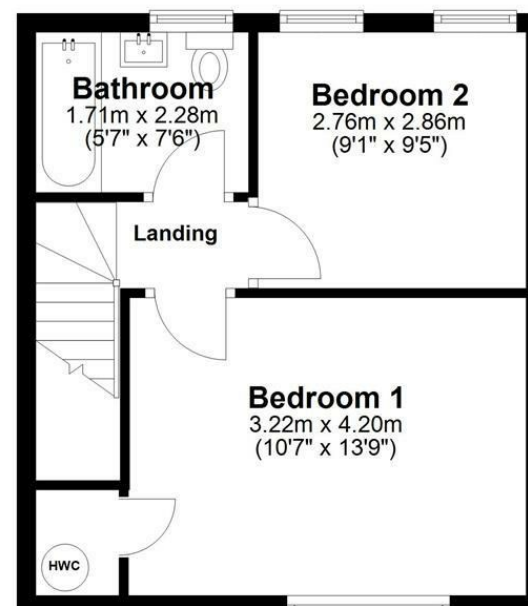
## Ground Floor

Main area: approx. 32.8 sq. metres (353.2 sq. feet)  
Plus store, approx. 1.3 sq. metres (14.3 sq. feet)



## First Floor

Approx. 31.5 sq. metres (339.6 sq. feet)



Main area: Approx. 64.4 sq. metres (692.7 sq. feet)

Plus store, approx. 1.3 sq. metres (14.3 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive  
2002/91/EC

