



25 Finkey Street, Oakham, Rutland, LE15 6AG
Guide Price £175,000



Chartered Surveyors & Estate Agents

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25 Finkey Street, Oakham, Rutland, LE15 6AG
Tenure: Freehold
Council Tax Band: B (Rutland County Council)



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DESCRIPTION

A middle-terrace, three-bedroom period house in need of routine internal refurbishment situated in the heart of Oakham town centre.

Benefiting from gas central heating, the property provides potential to create an attractive home in a desirable location. The accommodation is arranged over two storeys and briefly comprise:

GROUND FLOOR: Living Room, Kitchen, Bathroom;
FIRST FLOOR: three Bedrooms.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Front entrance door leads to:

Living Room 3.53m x 5.87m max (11'7" x 19'3" max)

Open fireplace with stone surround, raised hearth and adjoining matching display plinth, radiator, wall-light points, two windows to front, door to stairs leading to first floor

Kitchen 2.11m x 3.94m max (6'11" x 12'11" max)

Fitted base and wall-mounted units with tiled worktops and inset sink, tiled floor, space for cooker and fridge, space and plumbing for washing machine. Understairs cupboard housing Glow-Worm gas central heating boiler, radiator, tiled floor, window to rear, door to Bathroom.

Bathroom 2.06m x 2.26m (6'9" x 7'5")

Fitted low-level WC, pedestal hand basin and corner bath with mixer shower attachment. Window to rear.

FIRST FLOOR

Landing

Access to the bedrooms, window to rear.

Bedroom One 3.53m x 2.92m incl wardrobe (11'7" x 9'7" incl wardrobe)

Victorian cast-iron fireplace, fitted double wardrobes to either side of fireplace, loft access hatch, exposed wooden floorboards, single-glazed sash window to front.

Bedroom Two 3.53m x 2.74m max (11'7" x 9'0" max)

Built-in over-stairs storage cupboard, single-glazed window to front.

Bedroom Three 2.11m x 3.89m max (6'11" x 12'9" max)

Built-in airing cupboard housing hot water cylinder and shelving, radiator, window to rear.

OUTSIDE

Parking

On-street parking (resident's parking permits are applied for to Rutland County Council)

Courtyard Garden

To the rear of the property.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating (Gas Safety Certificate available for inspection on application)

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good in-home and outdoor
O2 - good in-home and outdoor
Three - good outdoor, variable in-home
Vodafone - good in-home and 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.

COUNCIL TAX

Band B
Rutland County Council, Oakham 01572-722577

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

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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.

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.

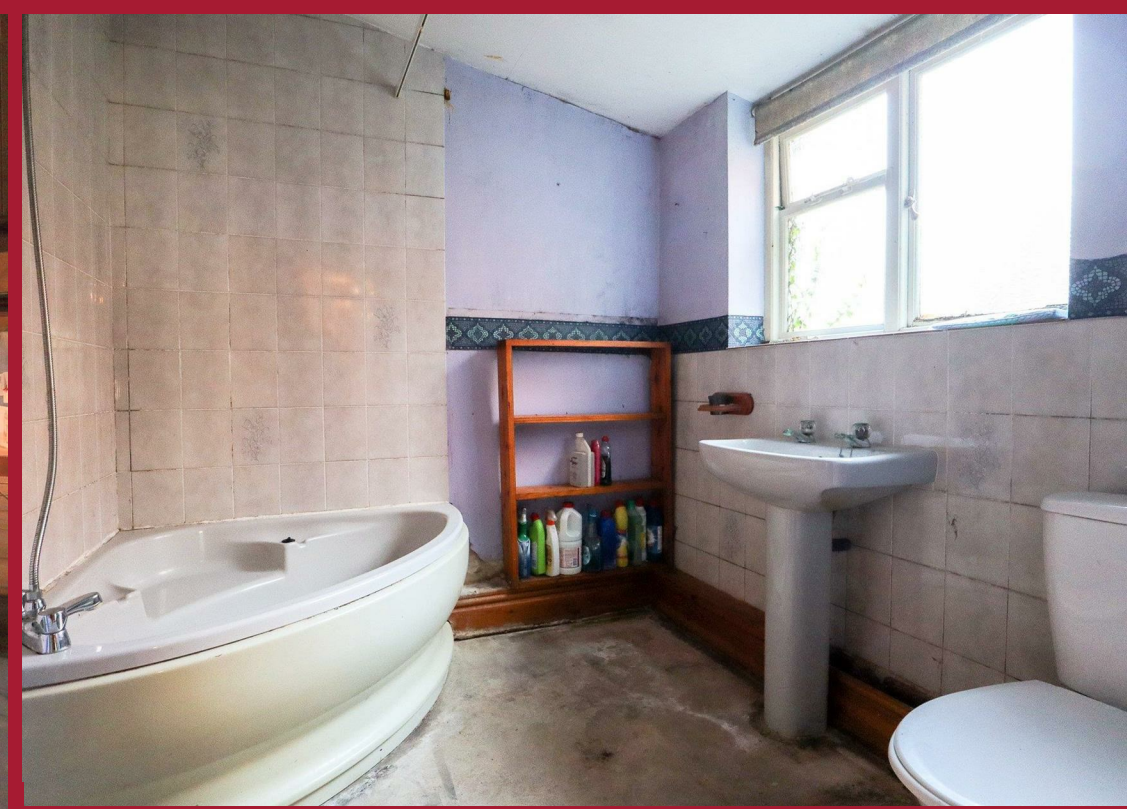
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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 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.

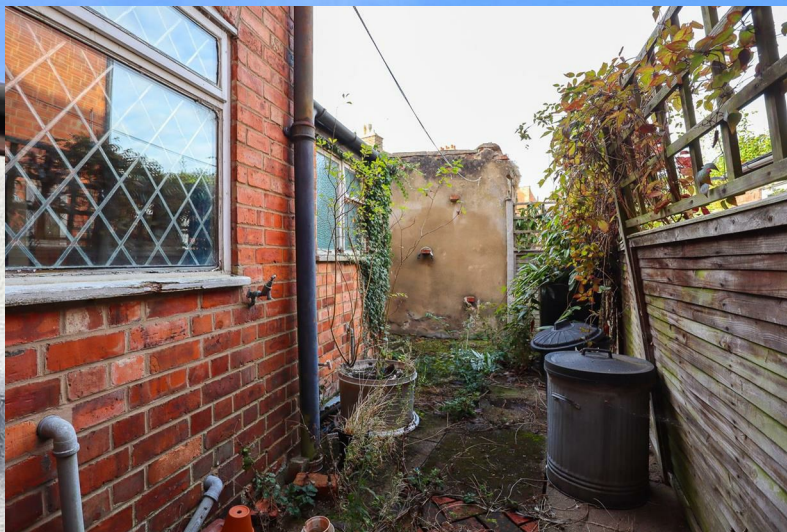
Money Laundering Regulations 2003

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.







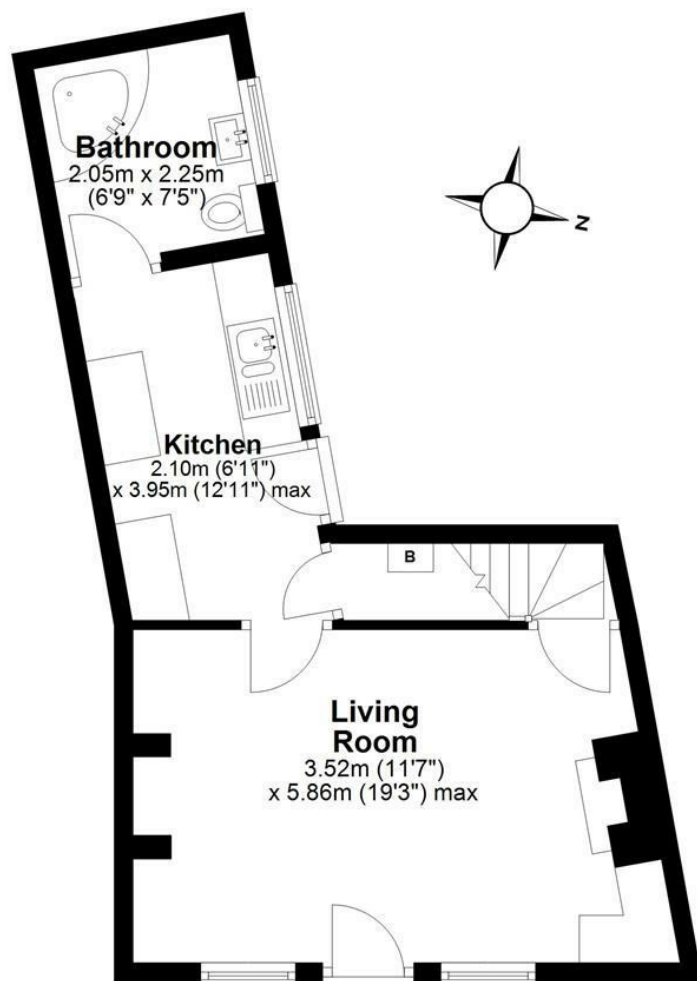




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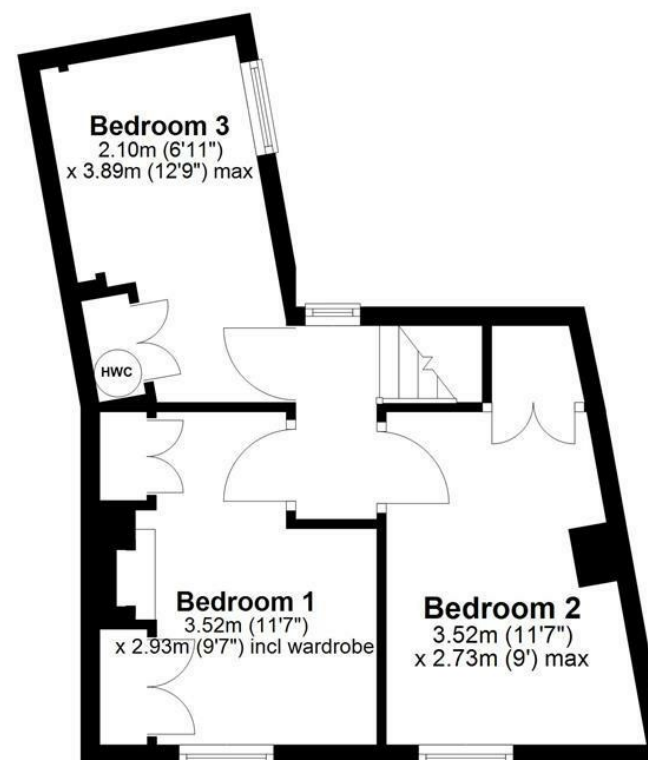
Ground Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



First Floor

Approx. 29.9 sq. metres (321.7 sq. feet)



Total area: approx. 64.9 sq. metres (698.3 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		42	81
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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 	