



30 Willow Crescent, Oakham, Rutland, LE15 6EH
Guide Price £235,000



Chartered Surveyors & Estate Agents

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30 Willow Crescent, Oakham, Rutland, LE15 6EH

Tenure: Freehold

Council Tax Band: B (Rutland County Council)



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DESCRIPTION

Attractively presented middle-terrace house with a generously proportioned, south-facing rear garden situated in an established residential area on the edge of Oakham.

Benefiting from gas central heating and full double glazing, the tastefully appointed accommodation briefly comprises:

GROUND FLOOR: Entrance Hall, WC, Lounge, Kitchen/Diner with range-style cooker; **FIRST FLOOR:** three Bedrooms, Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double-glazed composite entrance door with glazed side panel, radiator, laminate flooring, under-stairs storage cupboards, stairs leading to first floor.

WC 2.0m x 1.70m (6'6" x 5'6")

Two-piece suite of low-level WC and vanity hand basin, radiator, window to front.

Lounge 5.31m x 3.66m max (17'5" x 12'0" max)

Large, dual-aspect reception room featuring decorative, period-style fireplace surround with raised hearth and gas point, two radiators, laminate flooring, leaded-light bow window to front and sliding patio doors giving access to rear garden.

Kitchen/Diner 3.30m x 3.30m (10'10" x 10'10")

Range of modern fitted units incorporating marble-effect work surfaces, inset single drainer sink unit with mixer tap, base cupboards and drawers and matching eye-level wall cupboards.

Included in the sale is Lofra range-style cooker with 5-ring gas hob. There are two undercounter appliance spaces (one of them with hot and cold plumbing) and a space for upright fridge-freezer.

Feature black metro tiling to walls, radiator, small storage cupboard (used as larder), window and external door to rear garden.

FIRST FLOOR

Landing

Built-in storage cupboard, Heatline gas combi boiler, loft access hatch, window to front.

Bedroom One 4.60m max x 3.51m max (15'1" max x 11'6" max)

Radiator, window overlooking rear garden.

Bedroom Two 3.51m x 3.2m (11'6" x 10'5")

Radiator, window overlooking rear garden.

Bedroom Three 2.72m x 2.5m (8'11" x 8'2")

Radiator, window to front.

Bathroom 2.03m x 1.7m (6'7" x 5'6")

Modern white suite comprising low-level WC, rectangular hand basin with mixer tap and drawers

beneath and panelled bath with glass screen, deluge shower above and furthrt hand-held shower attachment.

Radiator, fully tiled walls, obscure window to front.

OUTSIDE

Front Garden

The open-plan front garden is laid mainly to lawn and offers potential to create a driveway for the property, subject to necessary planning consent.

Rear Garden

The larger-than-average, south-facing rear garden is fully enclosed and has been landscaped to include a good-size paved patio area immediately to the rear of the house, lawn with established borders, adjoining crazy-paved pathway running the length of the garden and a further sandstone paved seating area with central circular feature and rustic pergola above.

There is an Outbuilding with power and plumbing attached to the rear elevation of the house and space for a greenhouse and garden shed at the top of the garden.

Parking

On-street parking (no resident's permit required).

SERVICES

Mains electricity

Mains water supply

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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
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 B

Enquiries to 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.

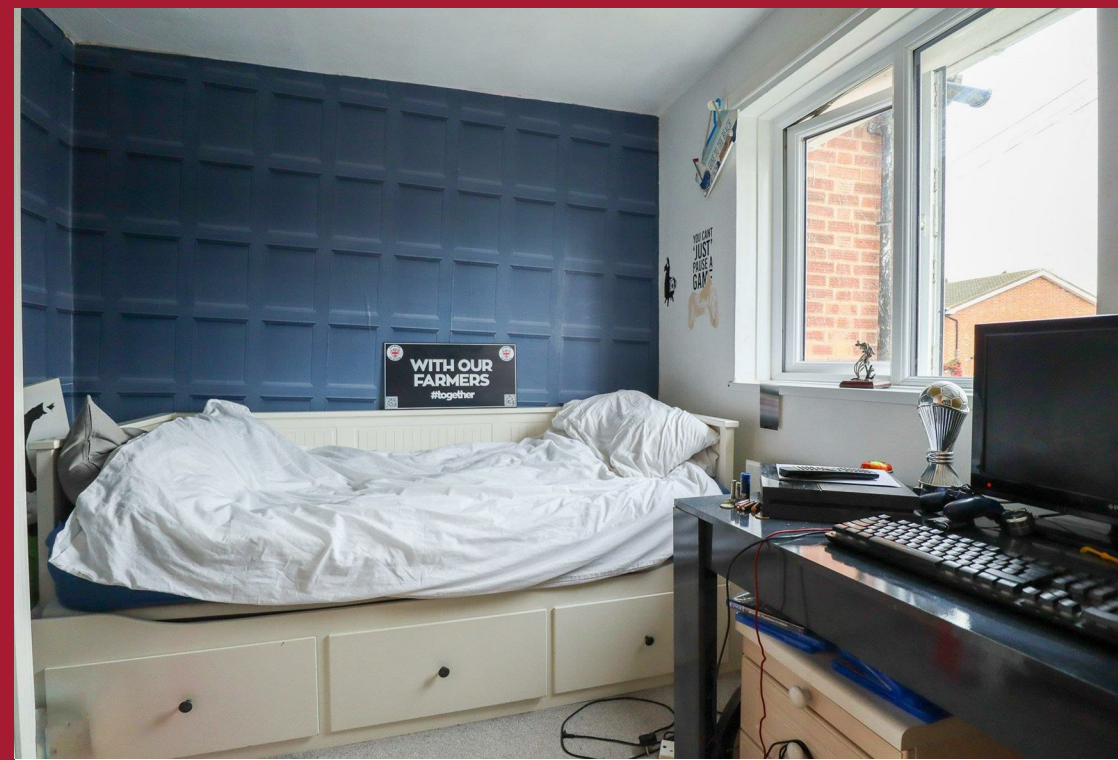
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.



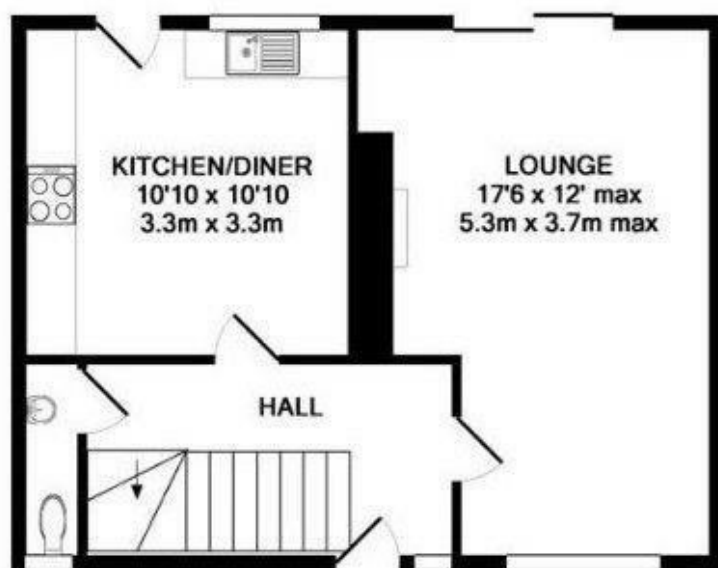






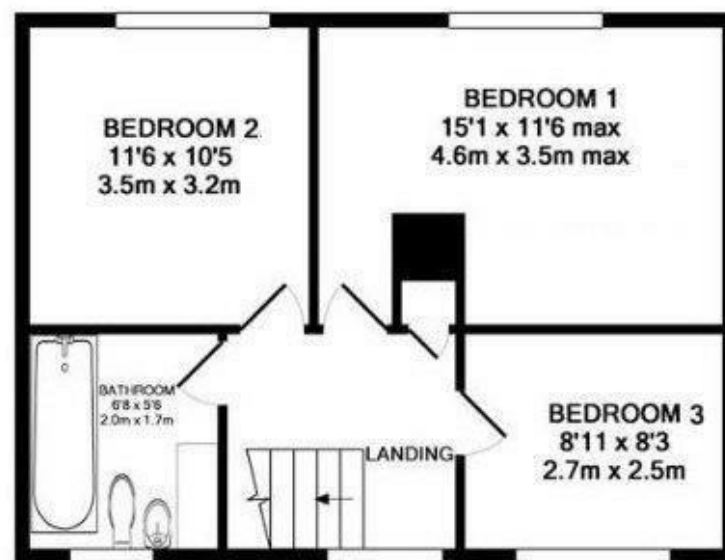


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GROUND FLOOR

Not to scale - for identification purposes only



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		55	85
(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		55	85
(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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