



26 Noel Avenue, Oakham, Rutland, LE15 6SQ
Guide Price £415,000



Chartered Surveyors & Estate Agents

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26 Noel Avenue, Oakham, Rutland, LE15 6SQ
Tenure: Freehold
Council Tax Band: D (Rutland County Council)



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DESCRIPTION

Detached bungalow occupying a good-size plot with garage, carport, off-road parking for a number of vehicles and low-maintenance gardens situated in a popular residential area on the edge of Oakham and enjoying open countryside views to the rear.

The property offers a well-proportioned and well-maintained accommodation which benefits from gas-fired central heating system and full double glazing and features refitted shower room and WC.

The interior can be summarised as follows: Porch, WC, Entrance Hall, Sitting Room, Kitchen/Diner, Utility Room, three Double Bedrooms and Shower Room.

ACCOMMODATION

GROUND FLOOR

Porch 1.35m x 1.85m (4'5" x 6'1")

UPVC double-glazed entrance door with glazed side panel, window to side, wood-effect laminate flooring, internal door to WC, sliding doors leading to Entrance Hall.

WC

Modern white suite of low-level WC and pedestal hand basin with tiled splashback, wood-effect laminate flooring.

Entrance Hall 4.57m x 1.83m (15'0" x 6'0")

Built-in airing cupboard housing hot water cylinder, radiator, hatch giving access to partially boarded loft.

Sitting Room 3.66m x 4.95m (12'0" x 16'3")

Wall-mounted electric fire, radiator, wall-light points, picture window to front.

Kitchen/Diner 3.00m x 4.24m (9'10" x 13'11")

Range of fitted units incorporating granite-effect work surfaces, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. Built-in appliances comprise Beko electric oven and hob.

Radiator, metro tiles to splashbacks, wood-effect laminate flooring, window overlooking rear garden and fields beyond, door to Utility Room.

Utility Room 1.68m x 2.44m (5'6" x 8'0")

Wall-mounted cupboards, space and plumbing for washing machine, space for freezer, wall-mounted Baxi gas central heating boiler, tiled flooring, double-glazed external door leading to rear garden.

Off Hall:

Bedroom One 3.56m incl wardrobes x 3.66m (11'8" incl wardrobes x 12'0")

Three fitted double wardrobes with top boxes, radiator, window to front.

Bedroom Two 2.97m x 3.66m (9'9" x 12'0")

Radiator, window providing views over rear garden and fields beyond.

Bedroom Three 2.77m x 3.66m (9'1" x 12'0")

Radiator, window to side.

Shower Room 2.03m max x 2.59m (6'8" max x 8'6")

Contemporary white suite comprising low-level WC, pedestal hand basin and walk-in shower with Triton power shower above. Fully tiled splashbacks, radiator, wood-effect laminate flooring, window to rear.

OUTSIDE

Integral Single Garage 5.00m x 2.46m (16'5" x 8'1")

Light and power, manual up-and-over door to front, personnel door to side.

Carport 4.45m x 3.20m (14'7" x 10'6")

Front Garden

The property's frontage provides parking for up to 6 cars and features a lawn, a concrete driveway leading to the garage on one side of the bungalow and gravel areas of hard standing giving access to the carport on the opposite side of the property.

A hand gate to the side of the garage links front and rear of the property.

Rear Garden

The south-facing rear garden enjoys open views and has been landscaped for ease of maintenance to feature an area of lawn and paved and gravelled terraces.

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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:

Indoor: O2, Vodafone - voice and data likely; Three, EE - voice and data limited;

Outdoor: O2, Vodafone, Three, EE - voice and data likely.

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

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by inspection, or otherwise as to the correctness of each of them. agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

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









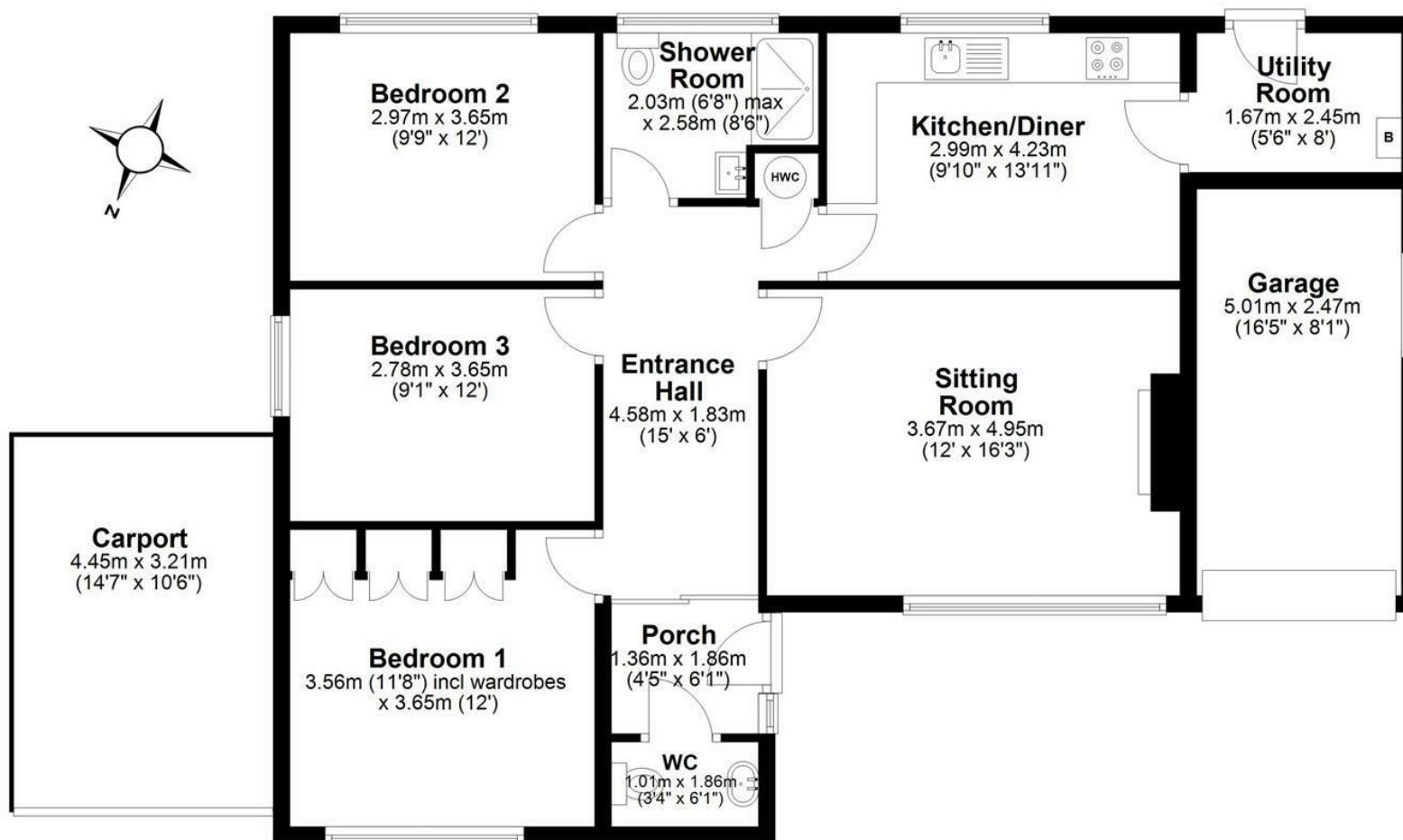




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Ground Floor

Main area: approx. 91.7 sq. metres (986.8 sq. feet)
Plus garages, approx. 12.4 sq. metres (133.2 sq. feet)
Plus carport, approx. 14.3 sq. metres (153.7 sq. feet)



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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) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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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