



**29 New Street, Oakham, Rutland, LE15 6BA**  
**Asking Price £175,000**



Chartered Surveyors & Estate Agents

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**29 New Street, Oakham, Rutland, LE15 6BA**  
**Tenure: Freehold**  
**Council Tax Band: B (Council Tax Band)**



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#### DESCRIPTION

**\*\* IDEAL FOR FIRST TIME BUYERS / INVESTORS \*\***

Middle-terrace house with courtyard garden and two off-road parking spaces situated in convenient town centre location.

Benefiting from gas central heating, replacement double glazing and cavity wall insulation, the property provides the following accommodation:

GROUND FLOOR: Entrance Lobby, Lounge Area, Dining Area, Kitchen; FIRST FLOOR: two Bedrooms, Bathroom.

#### ACCOMMODATION

##### GROUND FLOOR

###### Entrance Lobby

Replacement double glazed entrance door, radiator, oak flooring.

###### Lounge Area 4.45m x 3.30m (14'7" x 10'10")

Coal effect gas fire set in brick fireplace with marble hearth and adjoining brick plinth, understairs store cupboard with adjoining Study Area, oak flooring, window to front elevation.

###### Dining Area 2.13m x 2.51m (7'0" x 8'3")

Radiator, oak flooring, UPVC double-glazed French door giving access to courtyard garden.

###### Kitchen 2.31m x 2.26m (7'7" x 7'5")

Range of fitted floor and wall mounted units, inset single drainer stainless steel sink, built-in electric oven and gas hob with extractor hood over, plumbing for washing machine.

Tiled splashbacks, tiled flooring, window to rear elevation.

##### FIRST FLOOR

###### Landing

Built-in cupboard housing gas central heating boiler, hatch giving access to insulated roof void.

###### Bedroom One 3.45m x 2.62m (11'4" x 8'7")

Built-in cupboard, laminate flooring, radiator, window to front elevation, access to Storage Area.

###### Storage Area 1.83m x 1.17m (6'0" x 3'10")

Laminate flooring.

###### Bedroom Two 2.46m x 2.92m (8'1" x 9'7")

Radiator, laminate flooring, window to rear elevation.

###### Bathroom 1.88m x 1.98m (6'2" x 6'6")

White suite comprising low level WC, pedestal hand basin and panelled bath with power shower over and fitted shower screen.

Tiled splashbacks, tiled flooring, radiator, extractor fan, window to rear elevation.

##### OUTSIDE

###### Parking

The property includes two parking spaces situated immediately to the rear of the garden.

###### Garden

The property's frontage is bounded by low level fencing and has paved pathway leading to front door.

To the rear of the property there is a hand landscaped courtyard garden with inset flower beds and hand gate leading to the parking area at rear.

##### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

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

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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.





