



68 Station Road, Oakham, Rutland, LE15 6QU
Asking Price £295,000



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68 Station Road, Oakham, Rutland, LE15 6QU
Tenure: Freehold
Council Tax Band: D (Rutland County Council)



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DESDCRIPTION

Attractively presented, modern middle terrace townhouse with four double bedrooms, three bath/shower rooms, two off-road parking spaces and enclosed rear yard situated a stone's throw from the town centre amenities and railway station.

The property offers well proportioned accommodation which benefits from gas fired central heating and full double glazing. The interior is arranged over three storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Sitting Room, Dining Kitchen; FIRST FLOOR: Master Bedroom with walk-in wardrobe and en-suite Shower Room, further Double Bedroom, Family Bathroom; SECOND FLOOR: two further Double Bedrooms and Jack-and-Jill Shower Room.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 3.48m x 1.68m (11'5" x 5'6")

UPVC part glazed entrance door, radiator, timber effect laminate flooring, stairs leading to first floor, understairs storage cupboard.

Cloakroom/WC 1.37m x 1.65m (4'6" x 5'5")

White suite of low level WC and pedestal hand basin with tiled splashback, radiator, timber effect laminate flooring.

Sitting Room 5.00m x 3.25m (16'5" x 10'8")

Radiator, two windows to front elevation, archway leading to Dining Kitchen.

Dining Kitchen 4.09m x 5.05m (13'5" x 16'7")

Range of fitted units incorporating grey granite effect formica worktops with tiled splashbacks, inset 1.5 bowl single drainer stainless steel sink with mixer tap, base beech fronted cupboard and drawer units and matching eye level wall cupboards.

Integrated appliances comprise stainless steel Bosch electric oven and four ring gas hob with stainless steel extractor hood above. There is undercounter space and plumbing for washing machine and space for upright fridge-freezer.

Walk-in pantry, radiator, gas fired central heating boiler, external door leading to rear yard.

FIRST FLOOR

Landing

Stairs leading to second floor.

Master Bedroom 4.09m x 3.96m + wardrobe (13'5" x 13'0" + wardrobe)

Walk-in wardrobe, radiator, window to rear elevation.

En-suite Shower Room 2.29m x 0.99m (7'6" x 3'3")

White suite comprising low level WC, pedestal hand basin with tiled splashback and corner shower cubicle with tiled surround and Mira mains shower above. Radiator, extractor fan.

Bedroom Two 3.18m x 3.15m + recess (10'5" x 10'4" + recess)

Fitted wardrobe, radiator, window to front elevation.

Bathroom 1.73m x 2.21m (5'8" x 7'3")

White suite comprising low level WC, pedestal hand basin and panelled bath. Tiled splashbacks, radiator, extractor fan.

SECOND FLOOR

Landing

Radiator, loft access hatch.

Bedroom Three 3.25m x 5.05m (10'8" x 16'7")

Radiator, Velux window to rear elevation.

Jack-and-Jill Shower Room 0.99m x 3.10m (3'3" x 10'2")

White suite comprising low level WC, pedestal hand basin with tiled splashback and shower cubicle with tiled surround and Mira mains shower above. Radiator, extractor fan, doors to Bedroom Three and Four.

Bedroom Four 3.25m x 3.51m max (10'8" x 11'6" max)

Fitted cupboards, radiator, loft access hatch, window to front elevation.

OUTSIDE

Rear Yard

To the rear of the property is a fully enclosed, paved yard with a hand gate leading to the parking area.

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Parking

The property includes two allocated parking spaces (at rear).

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: EE, O2, Vodafone - voice and data likely;

Three - voice and data limited;

Outdoor: EE, O2, Vodafone, Three - 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

FLOOD RISK

There is a very low flood risk for this property.

While flooding is unlikely, it's still wise to think about flood insurance and future changes in the area that could affect flood risk.

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.







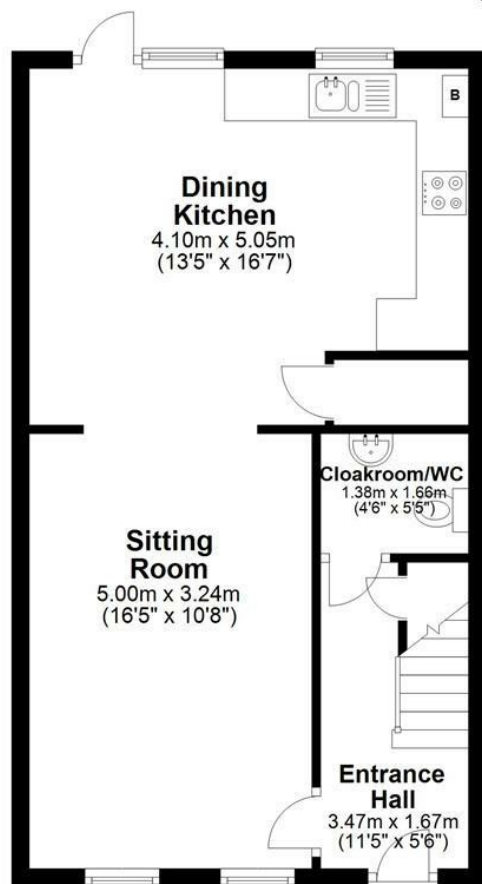
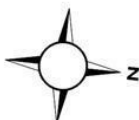




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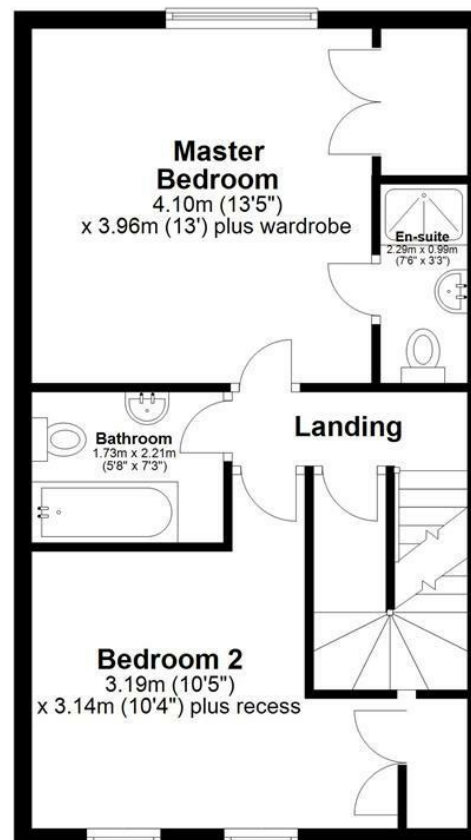
Ground Floor

Approx. 46.4 sq. metres (499.0 sq. feet)



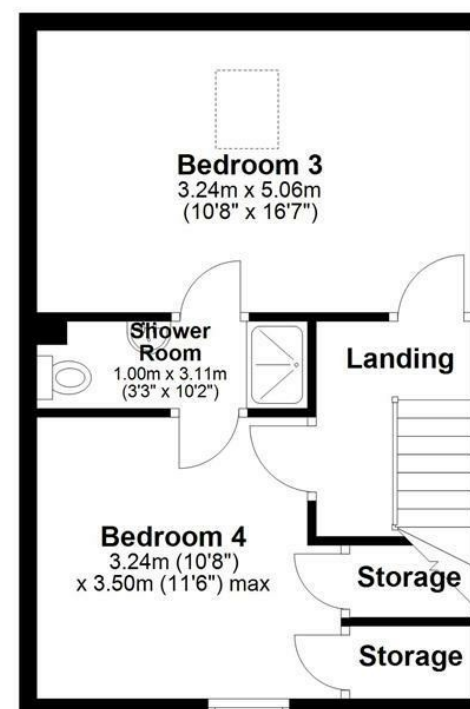
First Floor

Approx. 46.5 sq. metres (500.3 sq. feet)



Second Floor

Approx. 38.7 sq. metres (416.1 sq. feet)



Total area: approx. 131.5 sq. metres (1415.4 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) A		87
(81-91) B	76	
(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		
	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		
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