

79 West Road, Oakham, Rutland, LE15 6LT

£190,000

MURRAY

Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

79 West Road, Oakham, Rutland, LE15 6LT
Tenure: Freehold
Council Tax Band: B (Rutland County Council)

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DESCRIPTION

Traditional Victorian middle-terrace house with character accommodation and good-sized garden situated in a popular residential area of Oakham close to town centre and its amenities.

The property has been tastefully refurbished by the present owners and offers accommodation which benefits from gas fired central heating system and full double glazing.

The interior briefly comprises:

GROUND FLOOR: open-plan Sitting Room and Dining Room, refitted Kitchen, contemporary Wet Room; FIRST FLOOR: three Bedrooms (two well proportioned doubles and a single).

ACCOMMODATION

GROUND FLOOR

Front door with traditional transom leads to:

Sitting Room 3.33m x 3.28m (10'11" x 10'9")

Feature fireplace recess with tiled surround and timber mantel housing log-burning stove (available by separate negotiation), column radiator, oak effect ceramic tile flooring, window to front elevation, opening leading to Dining Room.

Dining Area 3.02m x 3.28m (9'11" x 10'9")

Decorative recess, two fitted cupboards, stairs leading to first floor, column radiator, oak effect ceramic tile flooring, window to rear elevation, opening to Kitchen.

Kitchen 2.79m x 1.80m (9'2" x 5'11")

Refitted with range of attractive contemporary units incorporating granite work surfaces with matching upstand, inset stainless steel sink with mixer tap above, base cupboard and drawer units and matching eye level wall cupboards, one of them housing Baxi gas central heating boiler. Integrated appliances comprise eye level microwave oven and electric oven, gas hob and Hotpoint extractor above. There is under-counter space and plumbing for washing machine, as well as space and vent for tumble dryer.

Oak effect ceramic tile flooring, tiled splashbacks, recessed ceiling spotlights, window and external door to side elevation, internal door to Wet Room.

Wet Room 1.80m x 1.78m (5'11" x 5'10")

Stylishly refitted to feature concealed cistern WC, rectangular hand basin set within vanity unit, shower area with glass screen, deluge shower above and further handheld shower, fully tiled walls, upright stainless steel radiator, mirror fronted wall mounted cabinet, oak effect ceramic tile flooring and recessed ceiling spotlights.

FIRST FLOOR

Landing

Loft access hatch.

Bedroom One 3.33m x 3.28m (10'11" x 10'9")

Decorative Victorian fireplace, column radiator, window to front elevation.

Bedroom Two 3.05m x 3.12m (10'0" x 10'3")

Column radiator, window to rear elevation.

Bedroom Three 3.02m x 2.39m (9'11" x 7'10")

Decorative Victorian fireplace, column radiator, window to rear elevation.

OUTSIDE

Front Garden

The front garden is bound by brick walling and features a slate terrace area with pathway leading to front door.

Rear Garden

The rear garden is arranged to include paved terrace with timber shed and lawn with border and inset tree.

Parking

On-street parking.

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:

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EE - good outdoor and in-home
O2 - good outdoor
Three - good outdoor
Vodafone - good outdoor, variable in-home
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 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

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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.























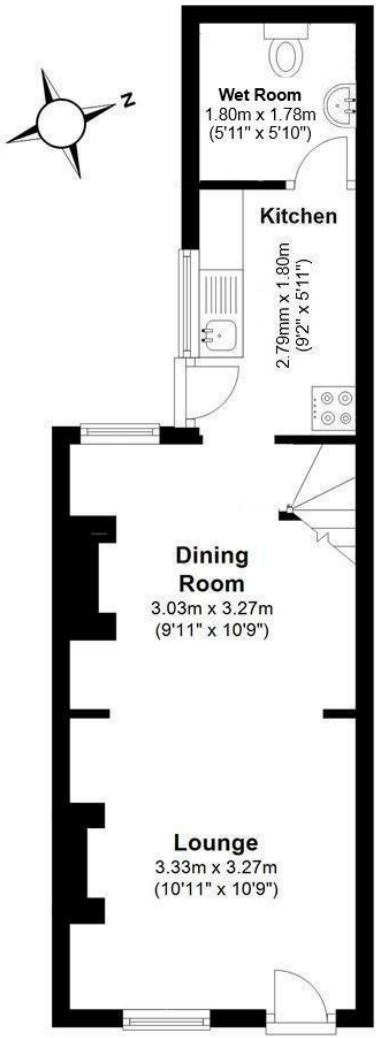


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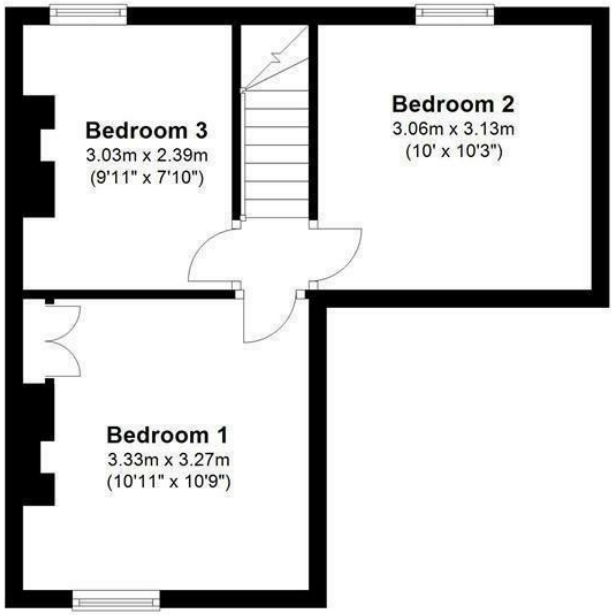
Ground Floor

Approx. 29.8 sq. metres (320.6 sq. feet)



First Floor

Approx. 27.2 sq. metres (292.3 sq. feet)



Total area: approx. 56.9 sq. metres (612.9 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.

