



2 Finch Avenue, Oakham, Rutland, LE15 6NB
Offers In Excess Of £250,000



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2 Finch Avenue, Oakham, Rutland, LE15 6NB
Tenure: Freehold
Council Tax Band: B (Rutland County Council)



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DESCRIPTION

Extended and much-improved three-bedroom, middle-terrace house with detached single garage and gardens to front and rear situated in an established residential area on the outskirts of Oakham.

Benefiting from gas central heating and full double glazing, the property is presented in excellent order and offers tastefully appointed accommodation which briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, contemporary Kitchen with Dining Area, open-plan Sitting Room and Garden Room; FIRST FLOOR: three Bedrooms, refitted Shower Room.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

UPVC entrance door, built-in cupboard, radiator, laminate flooring, stairs leading to first floor.

Cloakroom/WC 1.85m x 0.99m (6'1" x 3'3")

Concealed-cistern low-level WC and corner hand basin, tiled walls, tiled floor, small cupboard, window to front.

Open-plan Kitchen & Dining Area 2.39m x 4.52m max + 4.11m x 2.54m (7'10" x 14'10" max + 13'6" x 8'4")

Refitted with a range of attractive, contemporary units incorporating timber-effect work surfaces, inset single drainer stainless steel sink with mixer tap, space for slot-in cooker with stainless steel extractor above, ample base units and matching eye-level wall cupboard. Built-in pantry with shelving, undercounter spaces with for dishwasher and washing machine, space for upright fridge-freezer.

Radiator, tiled floor, window to front.

Sitting Room 3.18m x 3.43m (10'5" x 11'3")

Coal-effect gas fire, laminate flooring, square archway to Garden Room.

Garden Room 3.12m x 5.56m (10'3" x 18'3")

Radiator, laminate flooring, recessed ceiling spotlights, sliding door to Dining Area of Kitchen, window and French doors to rear garden.

FIRST FLOOR

Landing

Built-in airing cupboard housing Ideal gas central heating boiler and shelving, loft access hatch.

Bedroom One 3.20m x 3.40m (10'6" x 11'2")

Radiator, window to rear, fitted shower cubicle with Triton power shower, tiled surround, extractor fan and concertina door.

Bedroom Two 2.44m x 4.39m (8'0" x 14'5")

Radiator, window to front.

Bedroom Three 2.29m + cupboard x 2.57m (7'6" + cupboard x 8'5")

Built-in cupboard with shelving, radiator, window to rear.

Shower Room 2.90m x 1.57m (9'6" x 5'2")

Refitted in contemporary style to feature vanity unit incorporating concealed-cistern WC, hand basin with mixer tap and storage beneath, walk-in shower with deluge shower above and further handheld shower, heated towel rail, contrasting tiling to part of walls, tiled floor, recessed ceiling spotlights and extractor fan.

Window to front.

OUTSIDE

Single Garage

The single garage belonging to the property is situated in a block of two (at the rear of the property) and is accessed via a driveway which provides additional off-road parking space in front of it. The garage has power connected to it.

Front Garden

To the front of the property there is a pathway flanked by lawns leading to the front door.

Rear Garden

The fully enclosed rear garden enjoys a westerly

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aspect and is mainly laid to lawn, with astroturf seating area adjoining the rear elevation and a timber-framed summerhouse with astroturf. Behind the summerhouse there is a hard standing for bins, etc. with external hand gate giving access to the garage.

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:

EE - good outdoor, variable in-home
O2 - good outdoor, variable in-home
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

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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.

Money Laundering Regulations 2003

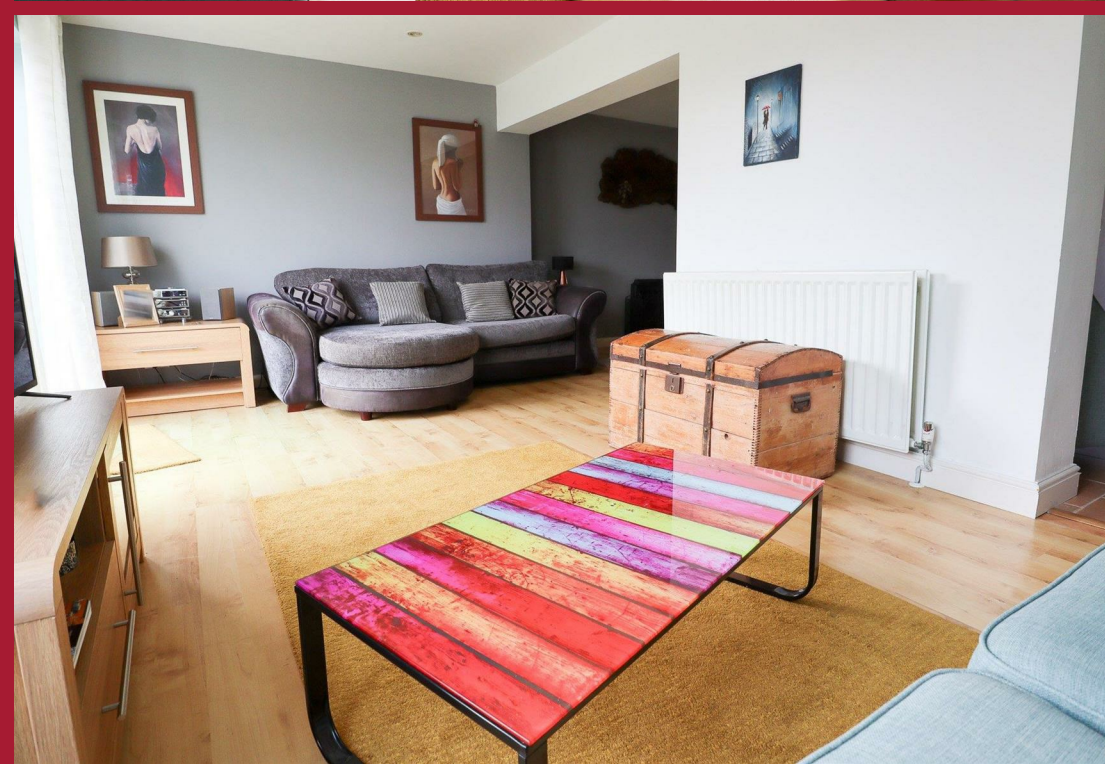
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

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.

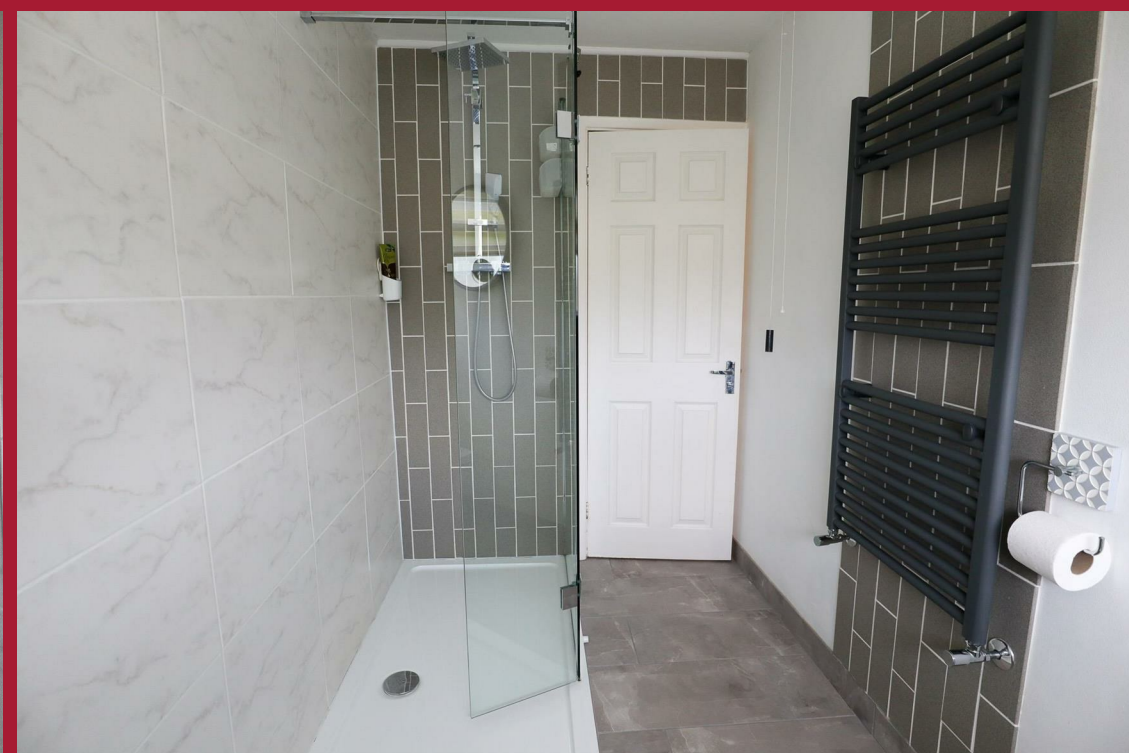
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.





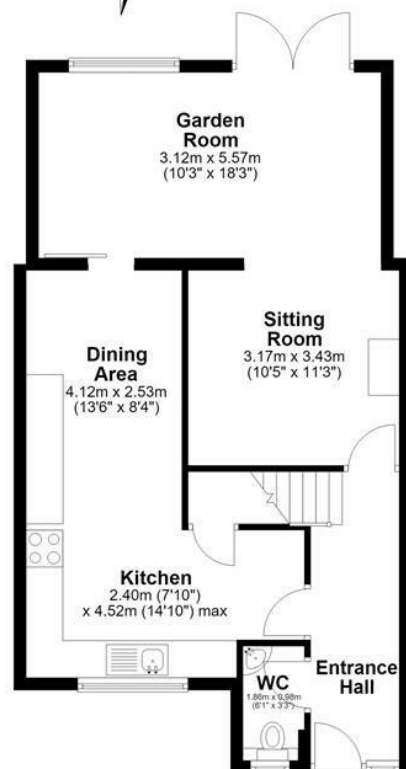
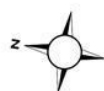
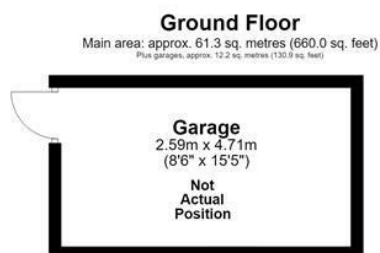








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Main area: Approx. 101.8 sq. metres (1095.8 sq. feet)
Plus garages, approx. 12.2 sq. metres (130.9 sq. feet)

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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		
	69	74

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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