



MURRAY

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Chartered Surveyors & Estate Agents

**Church View, 70 Station Road, Oakham, Rutland, LE15 6QU**  
**Asking Price £240,000**

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

**Church View, 70 Station Road, Oakham, Rutland, LE15 6QU**

**Tenure: Freehold**

**Council Tax Band: C (Rutland County Council)**



## **DESCRIPTION**

A deceptively spacious modern end-terrace house with two off-road parking spaces and enclosed rear patio garden situated in a courtyard setting overlooking the church within stone's throw of Oakham town centre amenities and railway station.

The property benefits from gas central heating and full double glazing and offers tastefully presented accommodation which briefly comprises:

**GROUND FLOOR:** Entrance Hall, Cloakroom/WC, Sitting Room, Kitchen/Diner with walk-in Pantry;  
**FIRST FLOOR:** Master Bedroom with en-suite Shower Room, further double Bedroom, Bathroom.

## **ACCOMMODATION**

### **GROUND FLOOR**

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

UPVC double glazed entrance door, radiator, central heating thermostat, oak floor, built-in understairs cupboard, stairs leading to first floor, internal doors to WC and Sitting Room.

#### **Cloakroom/WC 1.37m x 1.68m (4'6" x 5'6")**

Two piece suite comprising low level WC and pedestal hand basin, radiator, half tiled walls, tiled floor, extractor fan.

#### **Sitting Room 5.00m x 3.23m (16'5" x 10'7")**

Radiator, timber floor, two windows to front elevation, opening to Kitchen/Diner.

#### **Kitchen/Diner 4.09m max x 5.03m (13'5" max x 16'6")**

Range of fitted units incorporating granite work surfaces, inset 1.5 bowl single drainer stainless steel sink with mixer tap, modern shaker style base cupboard and drawer units and matching eye level wall cupboards. Integrated appliances comprise electric oven and gas hob with stainless steel extractor above. Wall mounted gas central heating boiler, undercounter plumbing for washing machine and dishwasher, space for upright fridge-freezer.

Radiator, tiled floor to Kitchen Area and timber floor to Dining Area, mat well, access to walk-in Pantry cupboard, two windows and external double-glazed door to rear courtyard.

#### **Pantry 0.79m x 1.70m (2'7" x 5'7")**

Fitted shelving, tiled floor.

### **FIRST FLOOR**

#### **Landing**

Hatch with retractable ladder giving access to partially boarded loft.

#### **Master Bedroom 4.11m x 3.96m + wardrobe (13'6" x 13'0" + wardrobe)**

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

#### **En-suite Shower Room 2.29m x 0.99m + shower cubicle (7'6" x 3'3" + shower cubicle)**

Equipped with large tiled shower compartment, low level WC and pedestal hand basin with mixer tap, half tiled walls, tiled floor, radiator, extractor fan.

#### **Bedroom Two 4.06m max x 4.09m + wardrobe (13'4" max x 13'5" + wardrobe)**

Fitted over-stairs double wardrobe with light, radiator, two windows to front elevation overlooking the church.

#### **Bathroom 1.85m x 2.34m (6'1" x 7'8")**

White suite comprising low level WC, pedestal hand basin with mixer tap and panelled bath with shower attachment, radiator, half tiled walls, tiled floor, extractor fan.

## **OUTSIDE**

### **Parking**

There is a brick paved area of hard standing for 2 cars to the side of the property.

### **Gardens**

To the front of the property there is a small slate flowerbed. A hand gate to the side links front and rear of the property.

To the rear of the property there is a west facing brick paved courtyard garden with cold water tap.

## **SERVICES**

Mains electricity

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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 and in-home

O2 - good outdoor and in-home

Three - good outdoor, variable in-home

Vodafone - good outdoor and 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 C

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

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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.

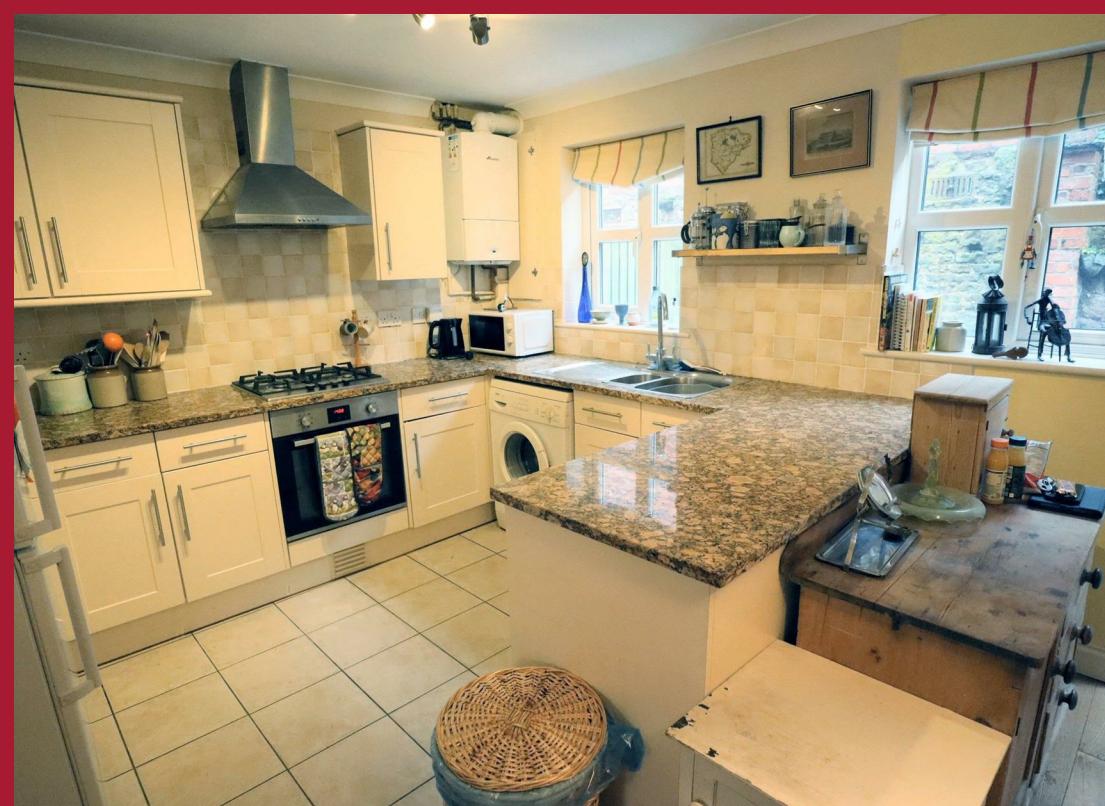
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.

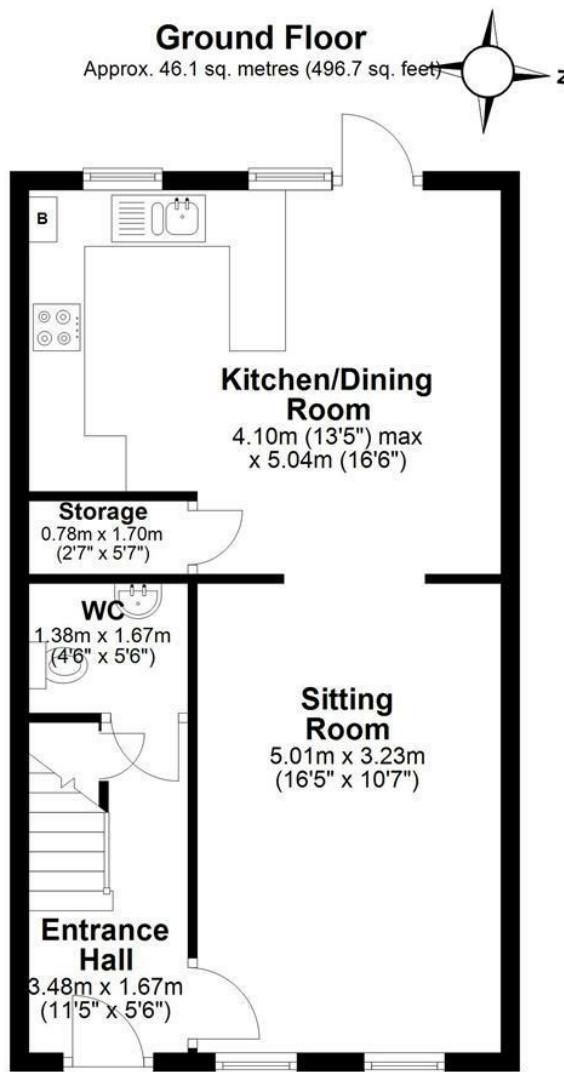




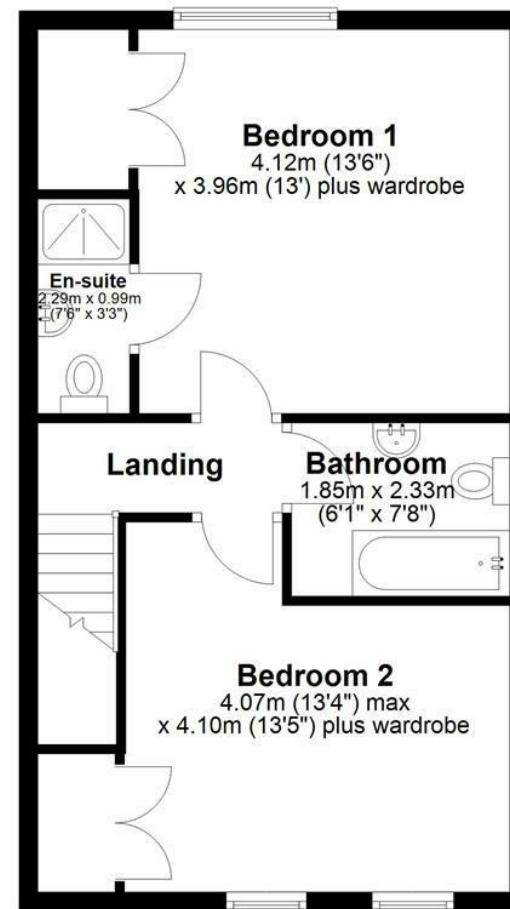


**Ground Floor**

Approx. 46.1 sq. metres (496.7 sq. feet)


**First Floor**

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



Total area: approx. 92.6 sq. metres (997.0 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	