



**62 Northgate, Oakham, Rutland, LE15 6QS**  
**Guide Price £165,000**



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### DESCRIPTOIN

Victorian middle-terrace house in need of routine internal modernisation situated in Oakham town centre, a stone's throw from the train station and other amenities.

With gas central heating and full double glazing, the accommodation briefly comprises:

GROUND FLOOR: Sitting Room, Dining Room, Kitchen, Utility Area; FIRST FLOOR: two Bedrooms, Dressing Room, Bathroom.

OUTSIDE there is a fully enclosed, south-facing garden with WC to the rear.

On-street parking (resident's permit required).

The property is available with NO CHAIN.

### ACCOMMODATION

#### GROUND FLOOR

Double-glazed front door with leaded light leads to:

**Sitting Room 3.35m x 4.04m max (11'0" x 13'3" max)**

Traditional alcove storage cupboards with display shelving above to either side of fireplace, window to front, door to Inner Hallway.

#### Inner Hallway

Stairs to first floor, access to Dining Room.

**Dining Room 2.67m x 4.65m max (8'9" x 15'3" max)**

Fitted alcove shelving, understairs cupboard with fitted shelving, radiator, internal door to Kitchen, window and external door to rear garden.

**Kitchen 2.59m x 2.13m (8'6" x 7'0")**

Fitted worktops with tiled splashbacks, inset single drainer stainless steel sink and cupboards and drawers beneath, freestanding Cannon gas cooker (included), space and plumbing for washing machine, space for fridge-freezer.

Radiator, window to rear garden, door to Utility Area.

**Utility Area 1.17m x 2.16m (3'10" x 7'1")**

Fitted shelving, small window to rear.

### FIRST FLOOR

#### Landing

Loft access hatch, access to the two Bedrooms.

**Bedroom One 3.35m x 4.04m max (11'0" x 13'3" max)**

Built-in cupboard, radiator, window to front.

**Bedroom Two 2.67m x 4.67m max (8'9" x 15'4" max)**

Radiator, window to rear, door with steps down leading to Dressing Room.

**Dressing Room 1.88m x 2.13m (6'2" x 7'0")**

Wall-mounted gas central heating boiler, window to side, door to Bathroom.

**Bathroom 1.88m x 2.13m (6'2" x 7'0")**

White suite comprising low-level WC, pedestal hand basin and panelled bath with Mira shower above. Tiled walls, built-in airing cupboard, radiator, window to rear.

### OUTSIDE

#### Parking

On-street parking (resident's permit can be obtained from the Rutland County Council).

#### Garden

To the rear of the property there is a fully enclosed garden with outside WC.

The garden enjoys a southerly aspect and would benefit from further cultivation.

**WC 0.94m x 1.50m (3'1" x 4'11")**

(attached to rear elevation)

Fitted WC, door to rear garden.

### 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 and in-home  
O2 - good outdoor and in-home

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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 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 lessees in inspecting properties which have been sold, let or withdrawn.

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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.





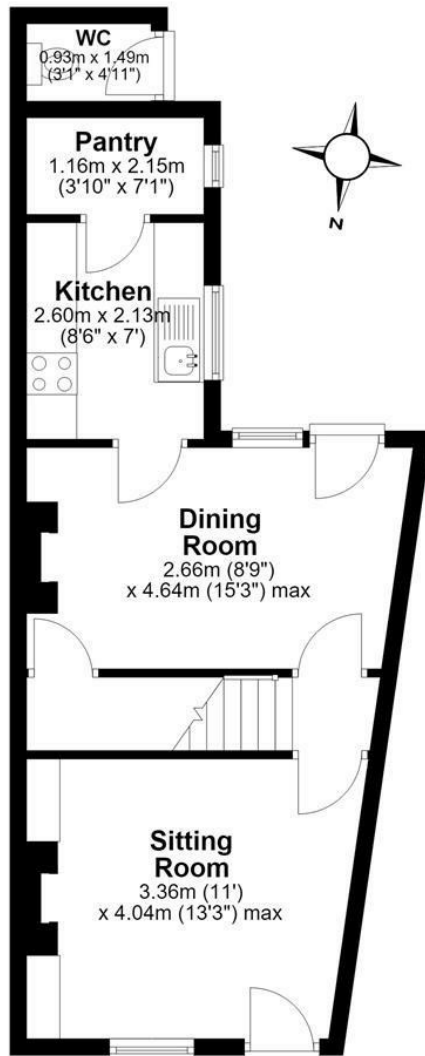




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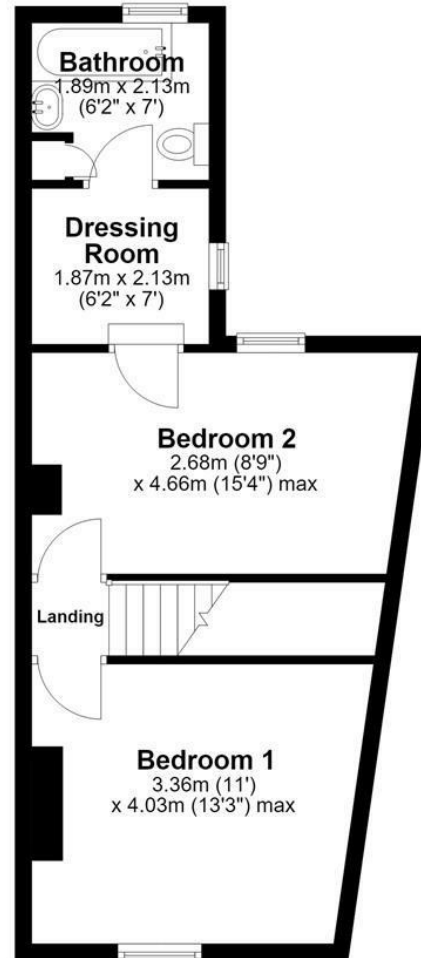
### Ground Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



### First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Total area: approx. 77.3 sq. metres (831.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

78  
65

England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC