



**17 Chater Road, Oakham, Rutland, LE15 6RY**  
**Guide Price £350,000**



Chartered Surveyors & Estate Agents

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**17 Chater Road, Oakham, Rutland, LE15 6RY**  
**Tenure: Freehold**  
**Council Tax Band: D (Rutland County Council)**



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## DESCRIPTION

Detached bungalow with single garage, off-road parking and mature, beautifully maintained gardens situated in an established residential area on the edge of Oakham.

With gas central heating and double glazing, the property offers well-proportioned accommodation which would benefit from routine modernisation and updating.

The interior briefly comprises Entrance Hall, Sitting Room, Inner Hall, WC, Kitchen/Diner, three Bedrooms and Shower Room.

The property is available with NO CHAIN.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall 1.27m x 2.82m (4'2" x 9'3")

UPVC entrance door with glazed side panel, radiator, built-in cloaks cupboard, alarm, internal door to Sitting Room.

#### Sitting Room 3.89m x 3.84m max (12'9" x 12'7" max)

Gas fire, two radiators, window to front, high-level window to side, door to Inner Hall.

#### Inner Hall 2.79m x 1.73m (9'2" x 5'8")

Radiator, hatch to insulated and partially boarded loft, doors to WC, Kitchen/Diner, three Bedrooms and Shower Room.

#### WC 0.89m x 2.44m (2'11" x 8'0")

Fitted WC, radiator, tiled walls, high-level window to side.

#### Kitchen/Diner 5.31m x 3.30m max (17'5" x 10'10" max)

Range of fitted base and wall-mounted units, inset sink with mixer tap, integrated eye-level Hotpoint electric double oven, inset four-ring gas hob with extractor fan above, integrated fridge-freezer, undercounter space and plumbing for washing machine.

Radiator, window to side, half-glazed door to Side Passageway.

#### Bedroom One 3.48m x 3.33m (11'5" x 10'11")

Range of fitted wardrobes with drawers, top boxes and central dressing table, radiator, window with views over private rear garden.

#### Bedroom Two 2.84m x 3.30m (9'4" x 10'10")

Radiator, window overlooking rear garden.

#### Bedroom Three 3.43m x 2.39m (11'3" x 7'10")

Radiator, window to side.

#### Shower Room 1.78m x 2.44m (5'10" x 8'0")

White suite comprising low-level WC and pedestal hand basin, corner shower cubicle, radiator, built-in airing cupboard housing hot water cylinder, tiled walls, tiled floor, window to side.

## OUTSIDE

#### Covered Side Passage 4.83m x 1.12m (15'10" x 3'8")

With doors to front and rear elevations and internal door to Kitchen/Diner.

#### Attached Single Garage 5.13m x 2.51m (16'10" x 8'3")

Light and power connected.

#### Front Garden

The property is accessed via tarmac driveway which leads to the garage and provides additional off-road parking.

Adjoining the driveway is an attractive area of garden featuring lawn with inset topiary conifers, shrubs, bushes and flowering plants.

#### Rear Garden

The fully enclosed, south-facing rear garden is privately screened by mature trees, conifer topiary and shrubs and has been arranged to include paved patio area running the width of the rear elevation, lawn with borders stocked with a wide variety of plants and ornamental pond.

Within the garden, there are two timber sheds, one of them currently used as a workshop.

## 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, variable in-home  
O2 - good outdoor  
Three - good outdoor  
Vodafone - good outdoor  
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

### **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.

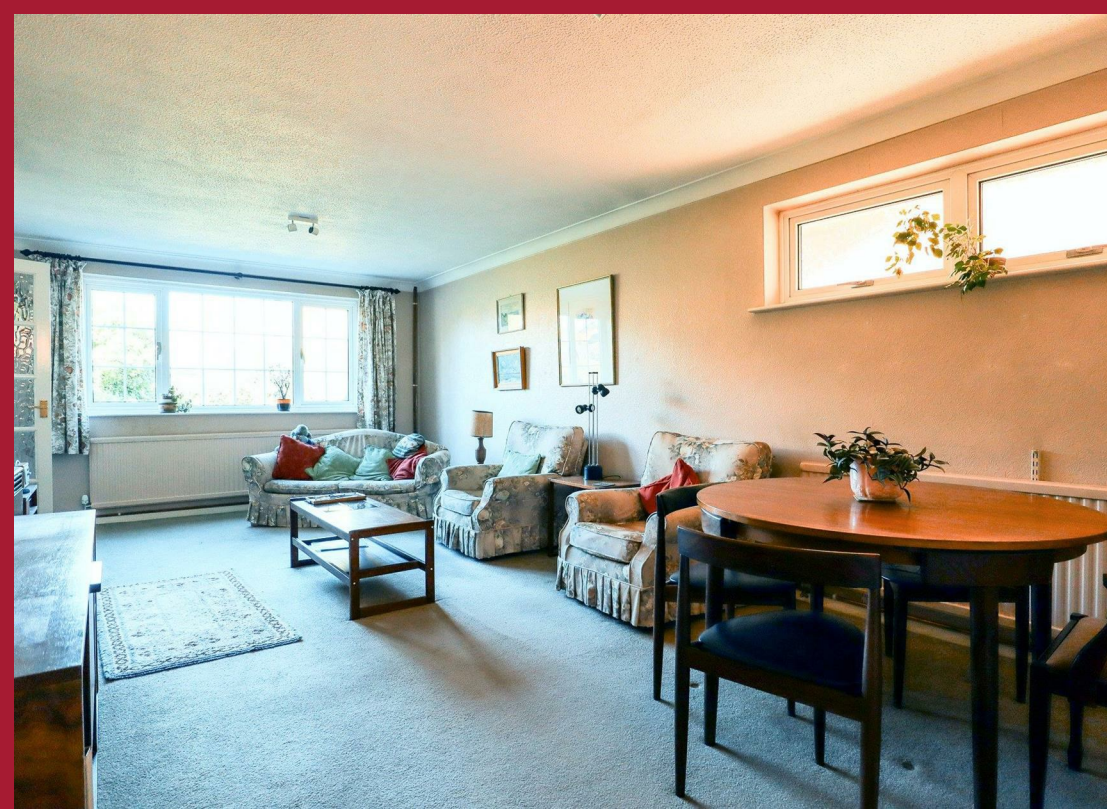
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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.











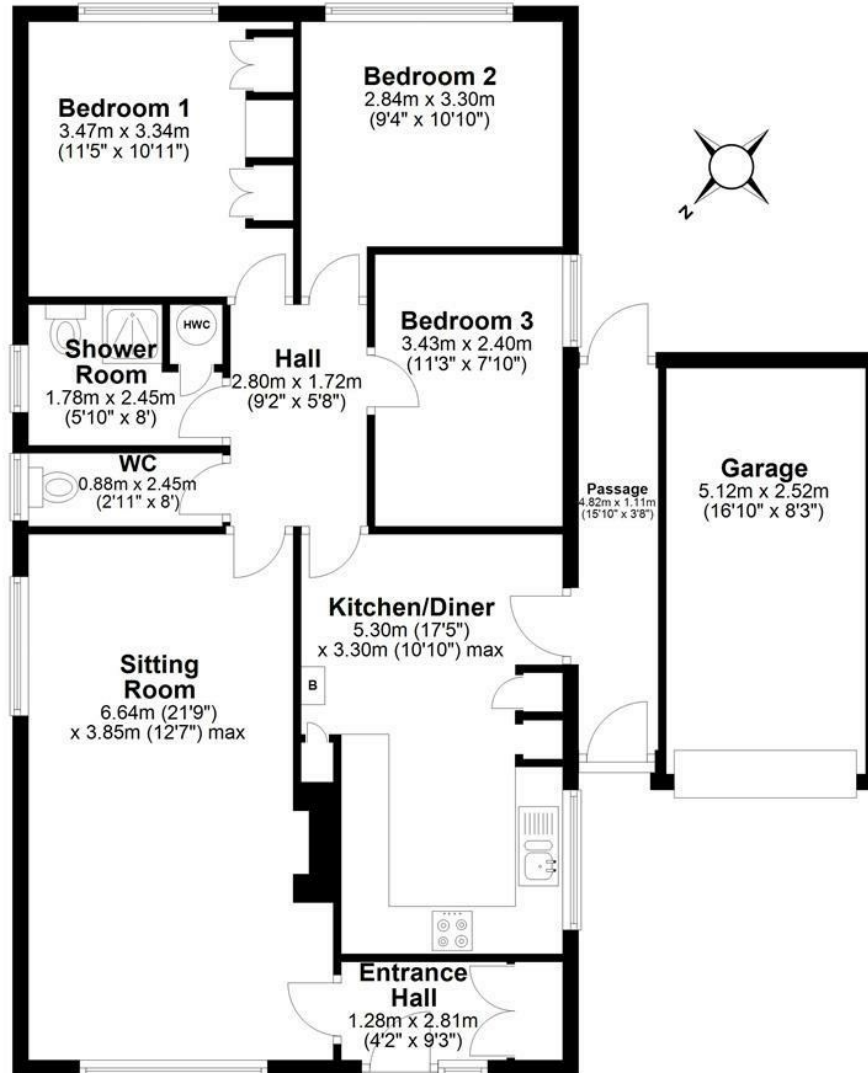




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### Ground Floor

Main area: approx. 94.3 sq. metres (1014.9 sq. feet)  
Plus garages, approx. 12.9 sq. metres (138.8 sq. feet)



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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		
	69	79

#### England & Wales 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