



24 John Clare Close, Oakham, Rutland, LE15 6GH
Asking Price £188,400



Chartered Surveyors & Estate Agents

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24 John Clare Close, Oakham, Rutland, LE15 6GH

Tenure: Freehold

Council Tax Band: B (Rutland County Council)



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DESCRIPTION

Modern middle-terrace townhouse in good order situated in a popular residential area on the edge of Oakham.

The accommodation benefits from gas central heating and full double glazing and briefly comprises:

GROUND FLOOR: Lounge/Diner, Inner Hall, Kitchen, Cloakroom/WC; FIRST FLOOR: two Bedrooms, Bathroom.

OUTSIDE, there is a hard-landscaped garden to the rear and an allocated parking space.

ACCOMMODATION

GROUND FLOOR

Double-glazed front door gives access to:

Lounge/Diner 4.83m x 3.84m (15'10" x 12'7")

Two radiators, stairs leading to first floor, window to front elevation, door to Inner Hall.

Inner Hall

Doors to WC and Kitchen.

WC

White suite comprising low level WC and pedestal hand basin with tiled splashback, radiator, tiled floor.

Kitchen 3.84m x 2.62m (12'7" x 8'7")

Fitted units incorporating rolltop work surfaces, inset 1.5 bowl single drainer stainless steel sink with mixer tap, integrated electric oven and gas hob with stainless steel splashbacks and extractor above, base cupboards and drawers, matching eye level wall cupboards and tall cupboard with two doors housing gas combi boiler.

Radiator, tiled floor, window and external half-glazed door to rear garden.

FIRST FLOOR

Landing

Radiator, hand rail with open spindles, doors to the Bedrooms and Bathroom.

Bedroom One 3.84m x 3.63m (12'7" x 11'11")

Radiator, built-in cupboard, window to front elevation.

Bedroom Two 3.84m x 2.69m (12'7" x 8'10")

Radiator, window to rear elevation.

Bathroom

White suite comprising low level WC, pedestal hand basin and panelled bath with mixer tap, shower above and glass shower screen.

Fully tiled splashbacks, radiator.

OUTSIDE

Parking

The property includes an allocated parking space.

Garden

To the rear of the property, there is a fully enclosed, hard-landscaped garden with a garden shed and timber back gate leading to car parking area.

Outside light, outside tap.

SERVICES

Mains electricity

Mains water supply

Mains sewerage

Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Ultrafast

Mobile signal availability:

EE - good outdoor, variable in-home

O2 - good outdoor, variable in-home

Three - good outdoor

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,

Oakham

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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

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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.

agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

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



AI has been used to help visualise the home's potential.



AI has been used to help visualise the home's





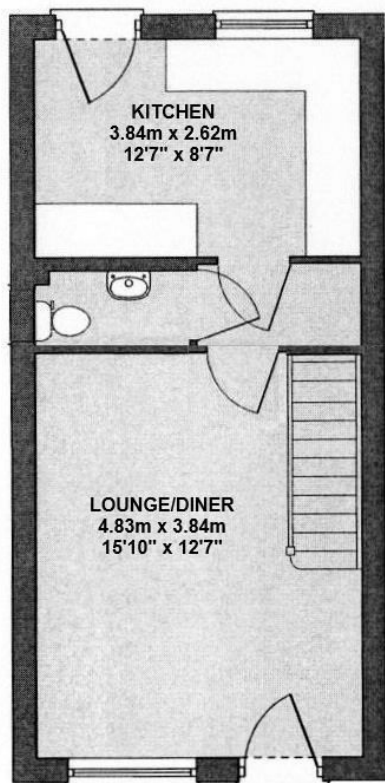
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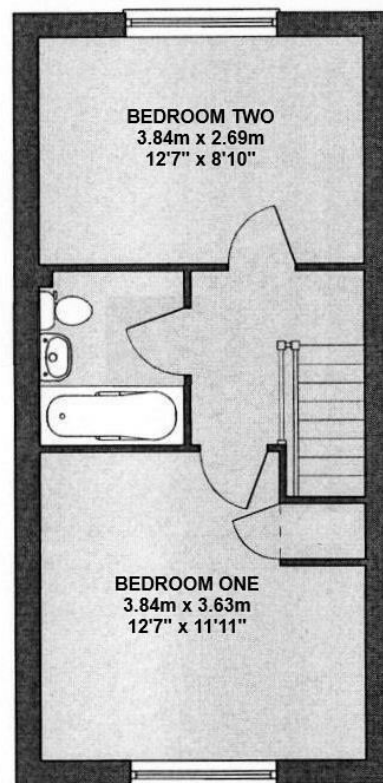


GROUND FLOOR



Not to scale - for identification purposes only

FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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			
England & Wales		EU Directive 2002/91/EC	