72A Ladywell, Oakham, Rutland, LE15 6DB

Offers Over £125,000

MURRAY

Chartered Surveyors & Estate Agents

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72A Ladywell, Oakham, Rutland, LE15 6DB
Tenure: Freehold
Council Tax Band: B (Rutland County Council)

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DESCRIPTION
OFFERS OVER £125,000: BEST & FINAL OFFERS BY MIDDAY ON FRIDAY 23RD OCTOBER 2026

Two-bedroom end-terraced house (to rear of development), with an allocated parking space and gardens to front and rear situated within walking distance of the town centre, close to local amenities and railway station.

The property presents an excellent opportunity for first-time buyers and BTL investors.

The accommodation benefits from gas central heating and double glazing and in brief comprises Entrance Area, Lounge, Kitchen/Diner, two Bedrooms (one double, one single) and Bathroom with bath and separate shower cubicle.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Area 1.65m x 1.32m (5'5" x 4'4")
Glass panelled UPVC main entrance door, fitted cupboard with shelving, laminate flooring, access to Lounge.

Lounge 3.96m max x 4.01m max (13'0" max x 13'2" max)
Radiator, laminate flooring, stairs leading to first floor, window to front elevation.

Kitche/Diner 3.99m x 2.97m (13'1" x 9'9")
Cream fronted floor and wall mounted units with pine effect worktops, inset single drainer stainless steel sink and tiled splashbacks, undercounter space and plumbing for washing machine, electric Beko cooker with extractor above, radiator, laminate flooring, window and external part glazed door to rear garden.

FIRST FLOOR

Landing 1.83m max x 1.93m max (6'0" max x 6'4" max)
Loft access hatch.

Bedroom One 3.38m max x 3.99m max (11'1" max x 13'1" max)
Fitted cupboards housing Worcester gas central heating boiler, radiator, window to front elevation.

Bedroom Two 2.11m x 2.90m (6'11" x 9'6")
Radiator, window to rear elevation.

Bathroom 1.83m x 2.01m (6'0" x 6'7")
White suite comprising low level WC, pedestal hand basin, corner panelled bath and separate shower cubicle with wall mounted shower.

Part tiled walls, chrome heated towel rail, window to rear elevation.

OUTSIDE

Parking
The property includes one allocated car parking space (to front).

Gardens
To the front of the house there is an open-plan garden which includes a paved pathway leading to front door flanked by areas of lawn.

To the rear is a fully enclosed, mainly paved garden with timber shed and external hand gate to rear.

SERVICES
Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to https://checker.ofcom.org.uk/
Broadband availability: Standard, Superfast, Ultrafast

Oakham
5 Market Street
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Tel: 01572 755555
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Stamford
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Lettings Enquiries
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Mobile signal availability:
EE - variable indoor, good outdoor
O2 - good (outdoor only)
Three - good (outdoor only)
Vodafone - good (outdoor only).
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

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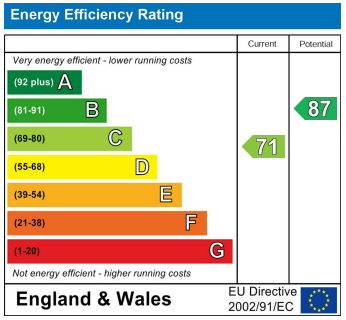
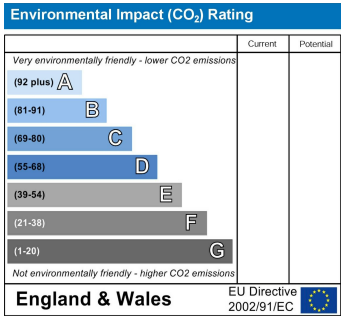
condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness 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.

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.