



2 Ribble Walk, Oakham, Rutland, LE15 6SS
Offers Over £170,000



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2 Ribble Walk, Oakham, Rutland, LE15 6SS
Tenure: Freehold
Council Tax Band: B (Rutland County Council)



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DESCRIPTION

Ideal for first-time buyers and investors is this middle-terrace house with an allocated parking space and a beautifully maintained, enclosed rear garden situated in a popular, established residential area.

Benefiting from full double glazing, the property offers attractively presented accommodation which briefly comprises:

GROUND FLOOR: Entrance Porch, Sitting Room, modern shaker-style Kitchen/Diner; FIRST FLOOR: two good-size Double Bedrooms, Bathroom.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Porch 1.09m x 0.91m (3'7" x 3'0")

UPVC double-glazed entrance door, radiator, internal door to Sitting Room.

Sitting Room 5.21m x 3.63m (17'1" x 11'11")

Radiator, stairs leading to first floor, understairs area, picture window to front.

Kitchen/Diner 4.47m x 3.63m (14'8" x 11'11")

Fitted in a modern shaker style and featuring an excellent range of fitted units incorporating wood-effect work surfaces with upstand, inset 1.5-bowl single drainer stainless steel sink with mixer tap, base cupboards and drawers, matching tall larder cupboard. Integrated appliances comprise fridge-freezer, electric oven and electric hob with stainless steel extractor above. There is undercounter space with plumbing for washing machine.

Radiator, window and double-glazed external door to rear garden.

FIRST FLOOR

Landing

Loft access hatch.

Bedroom One 4.29m x 3.61m (14'1" x 11'10")

Double bedroom with radiator and window to front.

Bedroom Two 2.97m incl wardrobe x 3.61m (9'9" incl wardrobe x 11'10")

Double bedroom with radiator and window to rear.

Bathroom 1.96m max x 2.51m (6'5" max x 8'3")

White suite comprising low-level WC, wall-mounted hand basin and panelled bath with electric shower above, fully tiled splashbacks, radiator.

OUTSIDE

Parking

The property includes an allocated car parking space within a purpose-built parking area.

Gardens

There is an open-plan area of hard-landscaped garden to the front.

The fully enclosed rear garden enjoys a southerly aspect and has been arranged to include a paved patio area immediately to the rear of the house, lawn with two inset saplings and well-stocked border, paved pathway running the length of the garden, paved hard standing for a garden shed at the top of the garden and a hand gate giving external access to the rear garden.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Heating - TBC

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

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EE - good outdoor and in-home
O2 - good outdoor, variable in-home
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 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.

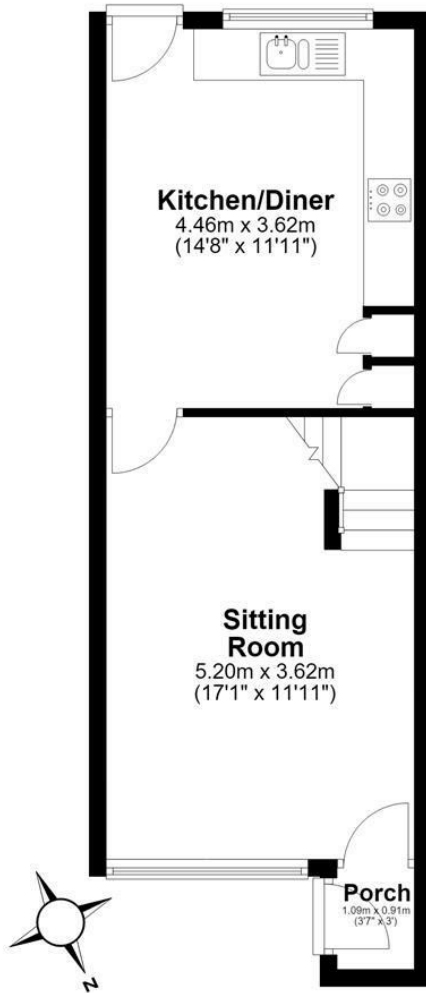






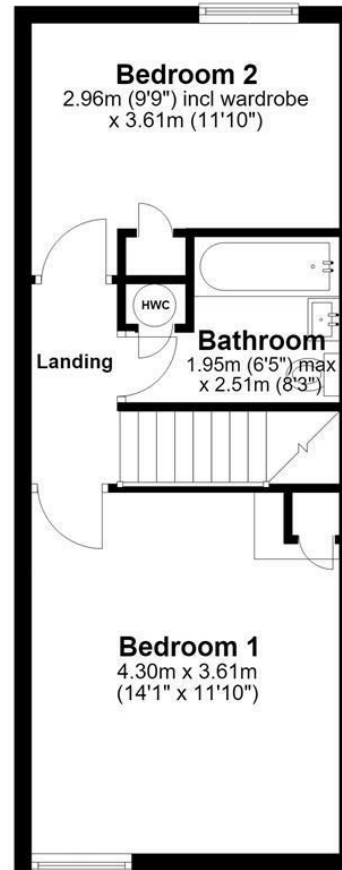
Ground Floor

Approx. 36.5 sq. metres (392.9 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.7 sq. feet)



Total area: approx. 72.0 sq. metres (774.6 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) A		
(81-91) B		
(69-80) C		
(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		
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