

6 Kilburn End, Oakham, Rutland, LE15 6LW

£255,000

MURRAY

Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

6 Kilburn End, Oakham, Rutland, LE15 6LW
Tenure: Freehold
Council Tax Band: C (Rutland County Council)

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DESCRIPTION
A modern middle terrace townhouse providing flexible three bedroom accommodation with an integral garage, off-road parking and enclosed, south facing rear garden set in a popular area of Oakham, within walking distance of the town centre amenities and railway station.

The accommodation benefits from gas fired central heating system and full double glazing, is arranged over three storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Bedroom, Shower Room, Utility Room; FIRST FLOOR: Kitchen, Lounge; SECOND FLOOR: Master Bedroom with en-suite Shower Room, two further Bedrooms, two further Bathrooms (Family Bathroom and Shower Room).

ACCOMMODATION

GROUND FLOOR

Entrance Hall 1.88m x 5.99m total max (6'2" x 19'8" total max)
Half glazed main entrance door with motif, radiator, timber-effect laminate floor, recessed ceiling spotlights, stairs leading to first floor, understairs store.

Shower Room 2.87m into shower x 0.84m (9'5" into shower x 2'9")
White suite comprising low level WC and pedestal hand basin, shower cubicle with overhead shower and tiled surround, radiator, tiled floor, extractor fan.

Utility 1.75m x 1.91m (5'9" x 6'3")
Fitted granite-effect worktop with tiled splashback, inset single drainer stainless steel sink, cupboard and space with plumbing for washing machine beneath.

Wall-mounted Worcester gas central heating boiler, radiator, tiled floor, external half glazed door to rear garden.

Bedroom Three 2.77m x 2.41m (9'1" x 7'11")
Radiator, window overlooking rear garden.

FIRST FLOOR

Landing 1.88m max x 3.91m (6'2" max x 12'10")
Handrail with open spindles, galleried stairs to second floor, window to front elevation.

Living Room 5.13m max x 4.42m (16'10" max x 14'6")
Spacious 'L'-shaped, dual aspect reception room with feature electric fireplace, two radiators, timber effect laminate flooring, recessed spotlights, window to rear providing open views.

Kitchen 2.62m x 2.44m (8'7" x 8'0")
Fitted with range of modern units incorporating grey granite effect work surfaces with tiled splashbacks, inset 1.5 bowl single drainer stainless steel sink with mixer tap above, base cupboard and drawer units and matching eye level wall cupboards. Integrated appliances comprise Beko electric oven and four ring gas hob with extractor fan above. There is undercounter space for fridge.

Tiled floor, recessed spotlights, window to front elevation.

SECOND FLOOR

Landing 2.67m x 0.89m (8'9" x 2'11")
Radiator, loft access hatch.

Bedroom One 4.09m max x 2.59m (13'5" max x 8'6")
Radiator, window to rear with far reaching views.

En-suite Shower Room 1.63m x 1.47m (5'4" x 4'10")
White suite comprising low level WC and hand basin set in vanity unit with cupboards beneath, corner shower cubicle with wall mounted shower and mermaid boarding surround, radiator, tiled floor, extractor fan.

Bedroom Two 2.62m x 4.42m (8'7" x 14'6")
Built-in storage cupboard, further built-in cupboard housing hot water cylinder, radiator, two windows to front elevation.

Bathroom 2.13m x 1.73m (7'0" x 5'8")
White suite comprising vanity hand basin with mixer tap and cupboards beneath, low level WC and panelled bath with handheld shower, tiled splashbacks, radiator, tiled floor, extractor fan.

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OUTSIDE

Integral Single Garage 4.88m x 2.41m (16'0" x 7'11")
Manual up and over door.

The Garage is accessed via a tarmac driveway which provides an additional off-road parking space.

Integral Store
Small store room found to the left of the front door.

Rear Garden
The fully enclosed rear garden is mainly laid to lawn with paved patio and pathway.

SERVICES
Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to https://checker.ofcom.org.uk/
Broadband availability:
Mobile signal availability:
EE - good outdoor and in-home
O2 - good outdoor, variable in-home
Three - good outdoor and in-home
Vodafone - good outdoor, variable 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 C
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

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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.

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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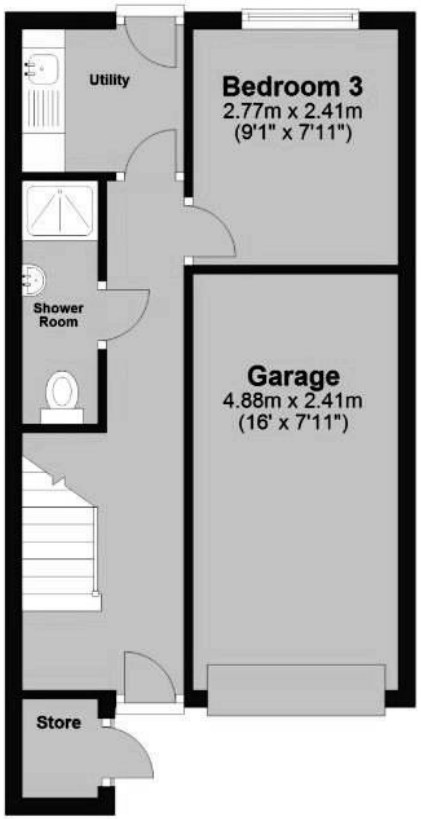




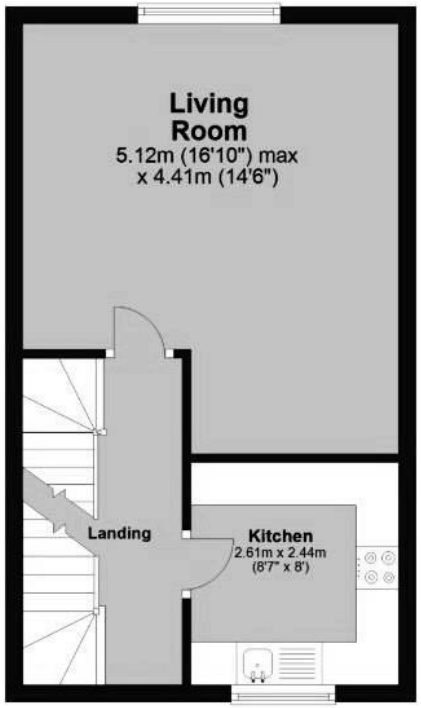
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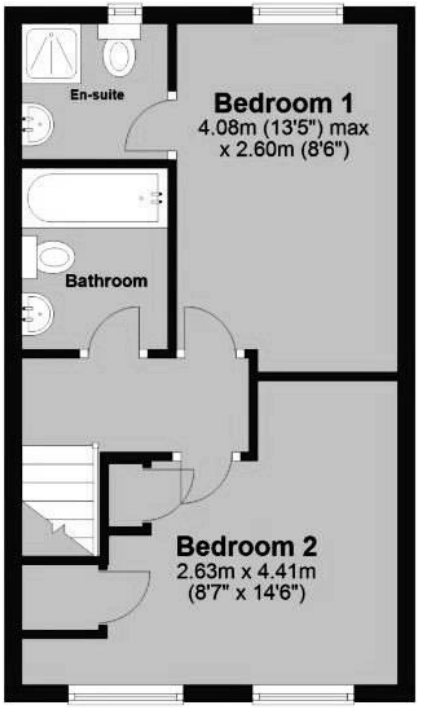
Ground Floor



First Floor



Second Floor



Total area: approx. 103.8 sq. metres (1116.9 sq. feet)

Not to scale - for identification purposes only

