



60 South Street, Oakham, Rutland, LE15 6BQ
Asking Price £399,000



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60 South Street, Oakham, Rutland, LE15 6BQ
Council Tax Band: D (Rutland County Council)
Tenure: Freehold



Chartered Surveyors & Estate Agents

DESCRIPTION

A period three bedroom semi-detached property with enclosed rear garden situated in the centre of Oakham. This property is within a two minute walk of the town centre and offers an ideal opportunity for someone looking for a good size property in the town centre.

The accommodation and layout of this property also offers great potential to be converted into two separate apartments for letting or multi generational living, if required. The accommodation has full gas central heating system and can be summarised as follows:

GROUND FOOR: Entrance Hall, Sitting Room, Inner Hall, Dining Room, Family Room, Kitchen , Garden Room, Bathroom.

FIRST FLOOR: two spacious Double Bedrooms, a single Bedroom, Kitchenette and Family Bathroom.

The front and rear of the property are linked via a covered, secure, gated passageway from South Street to the fully enclosed rear garden.

A Residents Permit Scheme is available via Rutland County Council for "On-street parking."

ACCOMMODATION

GROUND FLOOR

Entrance Hall 4.24m x 1.32m (13'11" x 4'4")

Part-glazed front entrance door with leaded light transom, ornate Victorian tiled floor, radiator, feature panelling to part of walls, traditional archway to Inner Hall.

Sitting Room 4.83m into bay x 4.57m (15'10" into bay x 15'0")

Open fireplace with timber mantel, tiled surround and inset gas coal effect gas fire, two radiators, timber floor, bay window with plantation blinds to front elevation.

Inner Hall 1.73m x 4.09m (5'8" x 13'5")

Stairs leading to first floor, access to Dining Room and Kitchen.

Dining Room 4.09m x 4.47m (13'5" x 14'8")

Radiator, window with plantation blinds to Garden Room. (This room is currently being used as Bedroom Four)

Family Room 4.27m x 2.90m (14'0" x 9'6")

Coal effect fire with brick surround and raised hearth, radiator, tiled floor, door to Kitchen.

Kitchen 2.74m x 2.84m (9'0" x 9'4")

Range of timber effect floor and wall mounted units with timber effect worktops, inset 1.5 bowl single drainer stainless steel sink, undercounter space and plumbing for washing machine, space for fridge-freezer. Freestanding gas cooker, wall mounted Worcester gas fired boiler.

Timber panelling to walls, tiled floor.

Garden Room 4.04m x 2.39m (13'3" x 7'10")

Radiator, timber panelling to ceiling and walls, views over rear garden providing by sliding patio doors and external door to rear elevation.

Internal door leads to secure passageway linking rear to South Street.

Bathroom 1.52m x 2.84m (5'0" x 9'4")

White suite comprising bath with tiled surround, Mira shower and shower screen, low level WC and wash hand basin set within unit. Tiled walls, tiled floor, radiator.

FIRST FLOOR

Landing 4.06m x 1.70m (13'4" x 5'7")

Galleried stairs, stained glass roof light.

Bedroom One 4.01m x 5.33m (13'2" x 17'6")

Electric log-burner set in timber surround, radiator, window with plantation blinds to rear elevation.

Bedroom Two 4.04m x 4.55m (13'3" x 14'11")

Coal effect electric fire with tiled surround, fitted wardrobe, radiator, window with plantation blinds to front elevation.

Bedroom Three 2.90m x 2.59m (9'6" x 8'6")

Radiator, window with plantation blinds to front elevation.

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Bathroom 2.36m x 1.52m (7'9" x 5'0")

Attractively refitted in traditional style with white suite comprising freestanding, claw foot bath, low level WC and pedestal wash hand basin. There is a shower area with wall mounted shower and glass screen.

Radiator, tiled walls, tiled floor, radiator, extractor fan, window to side elevation.

Kitchenette 2.49m max x 2.79m (8'2" max x 9'2")

Refitted with a range of modern floor and wall mounted units with worktops and inset single drainer stainless steel sink. Integrated appliances comprise electric oven and gas hob with extractor above. There is undercounter space and plumbing for washing machine and wall mounted Glow Worm gas fired boiler.

Tiled splashbacks, tiled floor, window to rear elevation.

OUTSIDE

Garden

There is a fully enclosed, well stocked and mature garden to the rear of the property.

The front and rear are connected via a secure gated passageway which is covered and gated.

Parking

On-street parking. A Residents' Permit Scheme is available via Rutland County Council for "On-street parking."

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
Indoor: Three - voice likely, data limited; EE, O2, Vodafone - voice and data limited;
Outdoor: Three, EE, O2, Vodafone - voice and data likely.
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

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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 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.



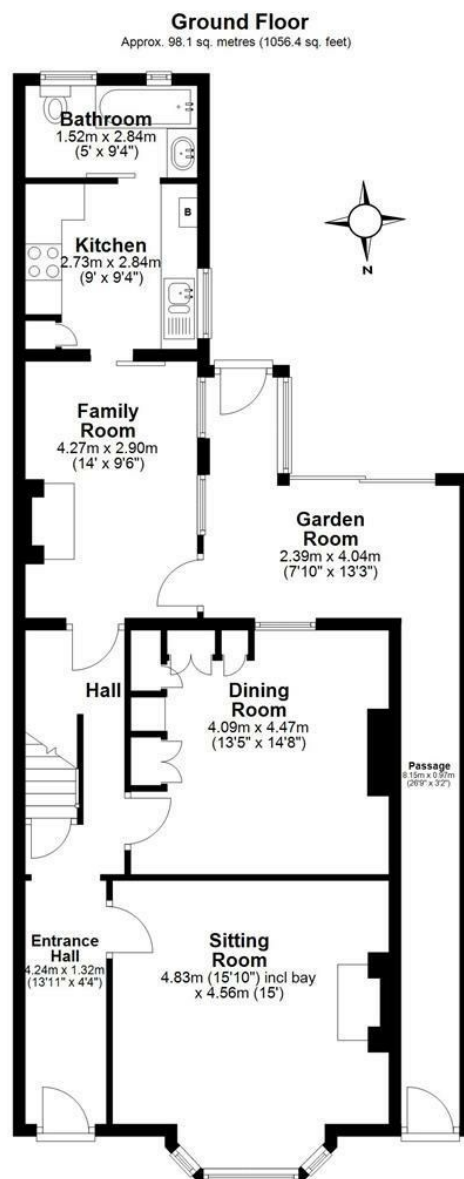









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Total area: approx. 169.1 sq. metres (1820.2 sq. feet)

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		79
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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