



**4 West Road, Oakham, Rutland, LE15 6LU**  
**Guide Price £189,950**



Chartered Surveyors & Estate Agents

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**4 West Road, Oakham, Rutland, LE15 6LU**  
**Tenure: Freehold**  
**Council Tax Band: B (Rutland County Council)**



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## DESCRIPTION

Excellent opportunity for first-time buyers and investors to purchase this middle-terrace Victorian house close to town centre and schools, offered for sale with NO CHAIN and in good decorative order.

Benefiting from gas central heating and full double glazing, the well-proportioned accommodation features new carpets and briefly comprises:

GROUND FLOOR: Sitting Room with feature fireplace, open-plan Kitchen/Diner with attractive, modern shaker-style units and full range of integrated appliances; FIRST FLOOR: two Double Bedrooms, spacious Bathroom.

OUTSIDE: small courtyard to rear.

On-street parking, permit not required.

## ACCOMMODATION

### GROUND FLOOR

Double-glazed transom door gives access to:

#### **Sitting Room 4.11m x 4.01m (13'6" x 13'2")**

Feature fireplace with brick surround, radiator, small storage cupboard, window to front, door to Inner Hall.

#### **Open-plan Kitchen/Diner 7.32m x 4.01m max (24'0" x 13'2" max)**

comprising:

### Kitchen Area

Range of fitted units incorporating wood-effect work surfaces, inset sink with mixer tap, shaker-style base cupboards and drawers with cup handles and matching eye-level wall cupboards. Integrated appliances comprise eye-level Indesit electric double oven, four-ring gas hob with extractor hood above, Cata fridge-freezer, Cata dishwasher and Beko washing machine.

Metro tiles to splashbacks, recessed ceiling spotlights, dual-aspect windows to side and rear.

### Dining Area

Built-in double cupboard housing Worcester gas central heating boiler, understairs cupboard, radiator, external double-glazed transom door to rear, stairs to first floor.

## FIRST FLOOR

### Landing

#### **Bedroom One 4.11m x 4.01m (13'6" x 13'2")**

Radiator, window to front.

#### **Bedroom Two 3.61m x 3.05m (11'10" x 10'0")**

Built-in cupboard, radiator, window to rear.

### Bathroom

Equipped with white suite comprising low-level WC, pedestal hand basin with mixer tap, panelled bath and separate shower cubicle. Designer-style radiator, metro tiles to splashbacks, recessed ceiling spotlights, extractor fan, two Velux windows.

## OUTSIDE

### Rear Courtyard

Small, fully enclosed, hard-landscaped.

The property has use of the brick store.

## 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:  
EE - good outdoor and 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, 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,

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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 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.

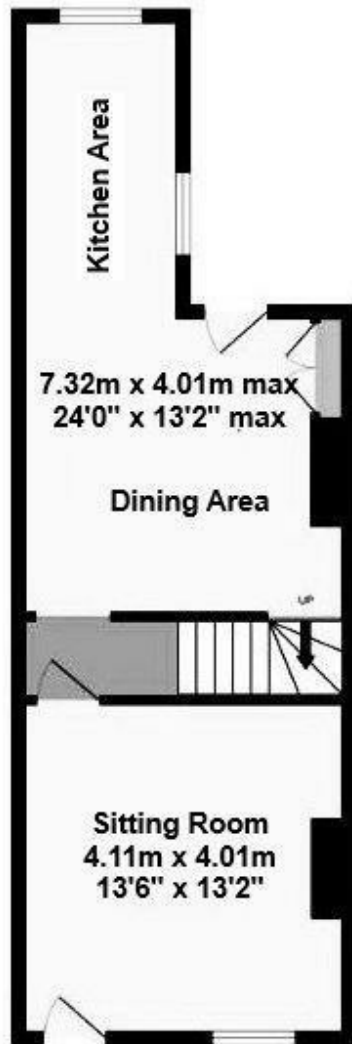




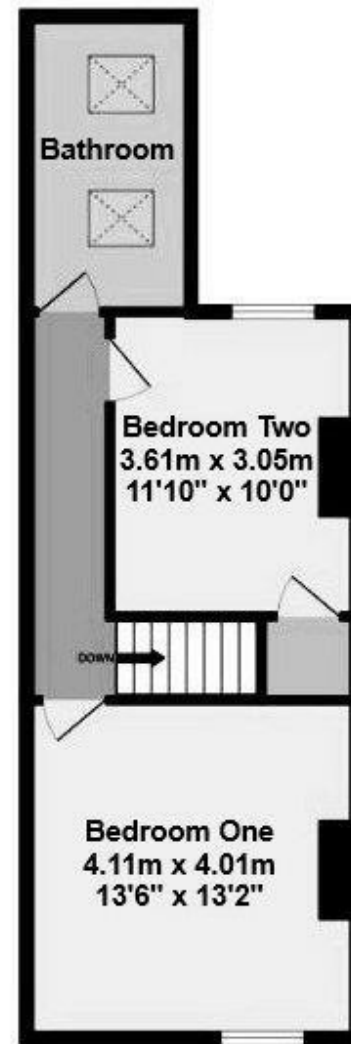




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Ground Floor



First Floor

*Not to scale - for identification purposes only*

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC