



19 Barleythorpe Road, Oakham, Rutland, LE15 6NR
Guide Price £195,000



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DESCRIPTION

A late Victorian middle-terrace house with pleasant, mature rear garden occupying a very convenient position for Oakham town centre and railway station.

The property offers well-maintained character accommodation with 2 reception rooms and 2 double bedrooms which would benefit from routine modernisation/updating.

The accommodation has full gas central heating and briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room with fireplace, Dining Room with fireplace, Kitchen, Utility Area; FIRST FLOOR: two double Bedrooms, Bathroom.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Porch 1.85m x 0.84m (6'1" x 2'9")

Entrance door with fanlight and transom, internal door to Entrance Hall.

Entrance Hall

Radiator, stairs leading to first floor, doors to Sitting Room and Dining Room.

Sitting Room 3.63m plus bay x 3.28m (11'11" plus bay x 10'9")

Open fireplace with Art Deco tied surround and matching raised hearth, radiator, picture rail, bay window to front.

Dining Room 3.66m x 3.38m max (12'0" x 11'1" max)

Elegant stone-effect fireplace housing gas fire, traditional built-in alcove cupboard to side of fireplace, radiator, picture rail, window to rear, door to Kitchen.

Kitchen 3.58m x 2.39m (11'9" x 7'10")

Fitted base and wall-mounted units, single drainer stainless steel sink understairs cupboard, extractor fan, radiator, two windows and part-glazed external door to side, access to Utility.

Included in the sale are Hotpoint cooker and upright fridge-freezer.

Utility 1.24m x 2.44m (4'1" x 8'0")

Fitted shelving, hot and cold plumbing, two small windows to side and rear.

Included in the sale are Hotpoint washing machine and Bosch tumble dryer.

FIRST FLOOR

Landing

Built-in airing cupboard housing Worcester gas central heating boiler and hot water cylinder, radiator, handrail with open spindles, loft access hatch.

Bedroom One 3.63m x 4.22m max (11'11" x 13'10" max)

Victorian fireplace (decorative), built-in double wardrobe with top boxes, radiator, picture rail, window to front.

Bedroom Two 3.66m x 3.51m (12'0" x 11'6")

Victorian fireplace (decorative), radiator, picture rail, window to rear.

Bathroom 2.62m x 2.39m (8'7" x 7'10")

White suite comprising low-level WC, pedestal hand basin and panelled bath with Mira shower above and concertina shower screen, fully tiled splashbacks, heated towel rail, extractor fan, window to rear.

OUTSIDE

Attached Outside WC 0.97m x 1.42m (3'2" x 4'8")

Fitted high-level WC, window and external door to rear garden.

Rear Garden

The fully enclosed, west-facing rear garden is laid to lawn with stepping stones and deep borders stocked with a variety of established shrubs, bushes and trees.

To the side of the house there is a concrete area providing space for bins, etc.

SERVICES

Mains electricity
Mains water supply
Mains sewerage

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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 and in-home

Three - good outdoor, variable in-home

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, 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

to 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.

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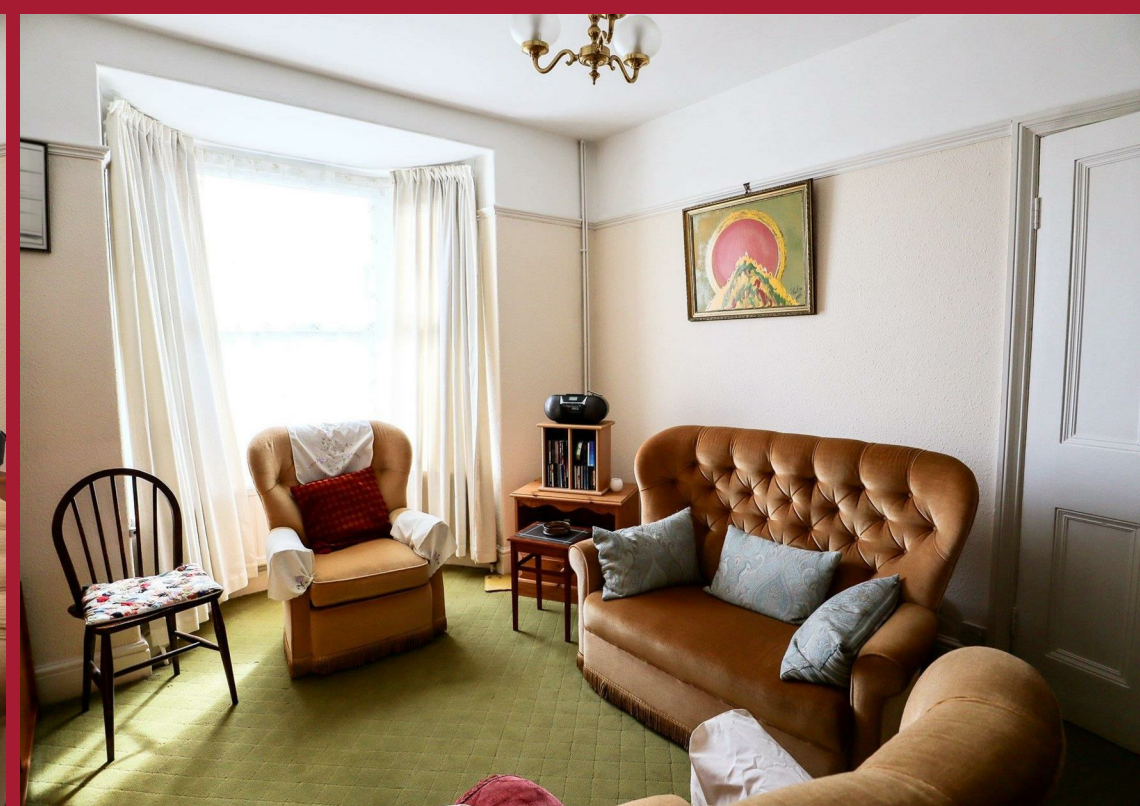
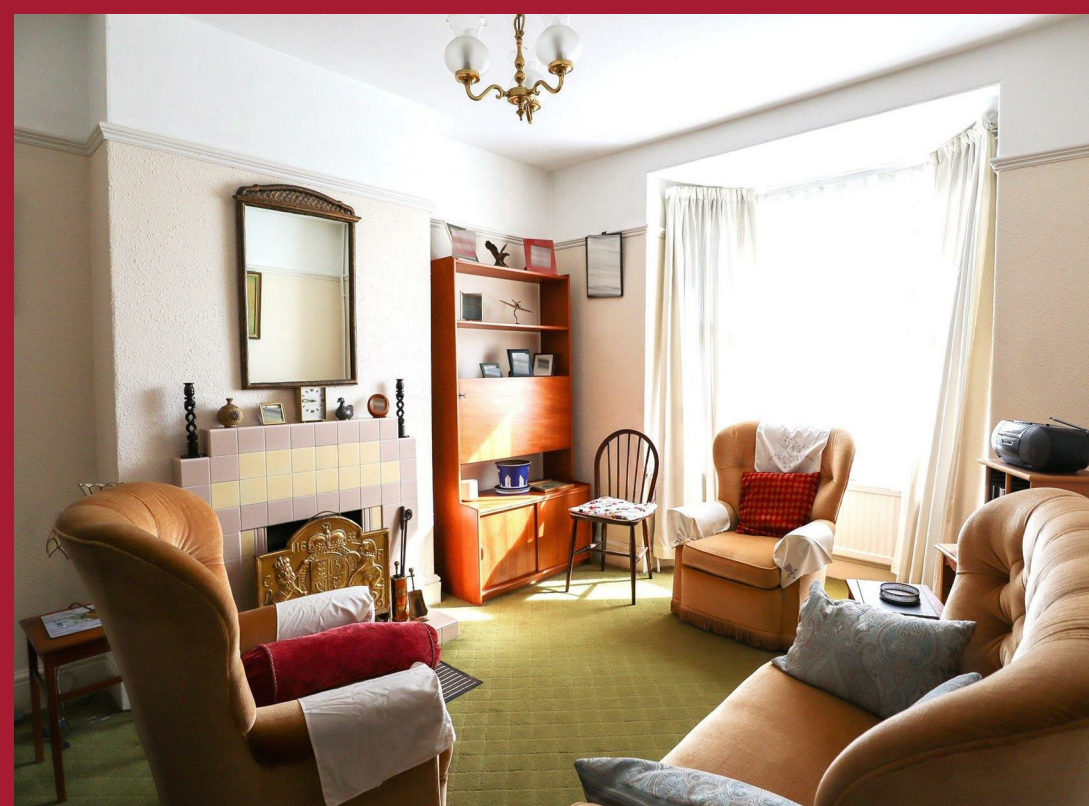
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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
Approx. 46.5 sq. metres (500.2 sq. feet)

First Floor
Approx. 44.0 sq. metres (474.1 sq. feet)

Total area: approx. 90.5 sq. metres (974.2 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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | | EU Directive 2002/91/EC |