



**7 Finch Avenue, Oakham, Rutland, LE15 6NB**  
**Guide Price £295,000**



Chartered Surveyors & Estate Agents

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

**7 Finch Avenue, Oakham, Rutland, LE15 6NB**  
**Tenure: Freehold**  
**Council Tax Band: C (Rutland County Council)**



**Chartered Surveyors & Estate Agents**

## **DESCRIPTION**

Much-improved semi-detached house with off-road parking and good-size, enclosed rear garden situated in an established residential area on the edge of Oakham.

Benefiting from gas central heating and UPVC double glazing, the property offers tastefully presented accommodation which features a refitted kitchen with utility and a modern bathroom.

The interior briefly comprises:

**GROUND FLOOR:** Entrance Hall, Living Room with Dining Area off, Conservatory, Kitchen, Utility Room;  
**FIRST FLOOR:** three Bedrooms, Bathroom.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Hall**

UPVC double-glazed front entrance door with matching panels to either side, built-in cloaks cupboard, stairs leading to first floor.

#### **Living Room**

Feature fireplace housing coal-effect gas fire, radiator, window with Californian blinds to front, opening to Dining Area.

#### **Dining Area**

Radiator, part-glazed door to Kitchen, glazed double doors with matching side panels opening to Conservatory.

#### **Conservatory**

UPVC construction on low-level brick walls featuring radiator, laminate flooring, glazed roof, picture windows overlooking rear garden and French doors giving access to rear patio and garden beyond.

#### **Kitchen**

Refitted with range of attractive contemporary units incorporating wood-effect work surfaces with matching upstand and contrasting metro tiles to splashbacks, inset 1.5-bowl single drainer stainless steel sink with mixer tap, high-gloss, soft-close base cupboards and drawers, undercounter wine rack and eye-level wall cupboards.

Integrated appliances comprise fridge and Lamona dishwasher. There is space for a range-style gas cooker with extractor hood above.

Radiator, tiled flooring, recessed ceiling spotlights, window overlooking rear garden, door to Utility Room.

#### **Utility Room**

Spacious utility room is fitted with units matching the kitchen and features worktop with cupboards and space with plumbing for washing machine beneath, eye-level wall cupboards, radiator, space for American-style fridge-freezer, tiled flooring, recessed ceiling spotlights, internal door to Garage, window and part-glazed external door to rear garden.

## **FIRST FLOOR**

#### **Landing**

Hatch giving access to partially boarded loft, window to side.

#### **Bedroom One**

Radiator, window overlooking rear garden.

#### **Bedroom Two**

Radiator, window to front.

#### **Bedroom Three**

Built-in wardrobe, radiator, window to front.

#### **Bathroom**

White suite comprising low-level WC, pedestal hand basin with mixer tap and panelled bath with Grohe shower above and glass shower screen.

Tiled walls, laminate flooring, chrome heated towel rail, built-in airing cupboard with radiator and slatted shelving, recessed ceiling spotlights, window to rear.

## **OUTSIDE**

#### **Attached Storage (ex-Garage)**

Light and power, Garolla electric roller-shutter door, internal door to Utility Room.

#### **Gardens**

The property's open-plan frontage is mainly block paved to give access to the garage and provide off-road parking for two cars. Adjoining the driveway is a

**7 Finch Avenue, Oakham, Rutland, LE15 6NB**  
**Tenure: Freehold**  
**Council Tax Band: C (Rutland County Council)**



**Chartered Surveyors & Estate Agents**

deep, colourful border.

The fully enclosed rear garden has been arranged to include paved patio area immediately to the rear of the house, lawn with borders and a raised paved and concreted seating area at the top of the garden.

### **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, variable in-home  
Results are predictions and not a guarantee.

\* We are informed by the current owners that fibre broadband is being installed.

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**

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

**7 Finch Avenue, Oakham, Rutland, LE15 6NB**  
**Tenure: Freehold**  
**Council Tax Band: C (Rutland County Council)**



**Chartered Surveyors & Estate Agents**

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

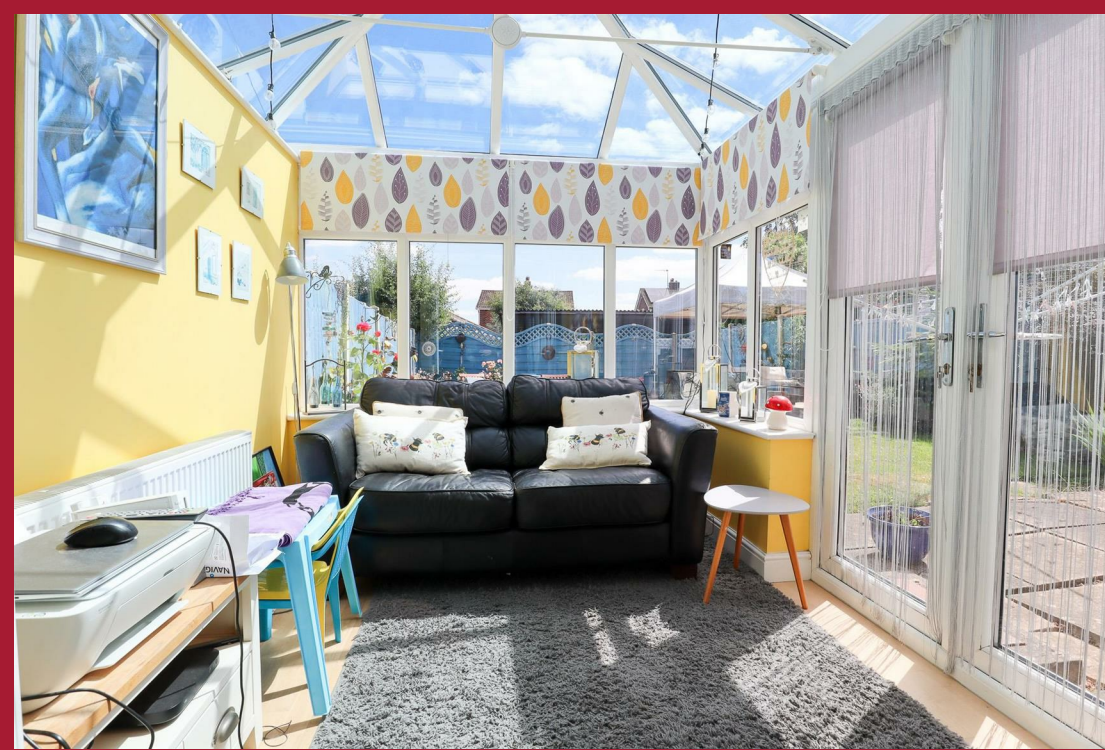
employees has any authority to make or give any representations or warranty in relation to this property.

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.













**Chartered Surveyors & Estate Agents**

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO2 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 CO2 emissions</i>		

**England & Wales** EU Directive 2002/91/EC