



48 Northgate, Oakham, Rutland, LE15 6QS
Offers In Excess Of £190,000



Chartered Surveyors & Estate Agents

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

48 Northgate, Oakham, Rutland, LE15 6QS
Tenure: Freehold
Council Tax Band: (Rutland County Council)



Chartered Surveyors & Estate Agents

DESCRIPTION

Very well presented Victorian middle-terrace house providing well-proportioned and spacious character accommodation in Oakham town centre, a stone's throw from the train station and other amenities.

Benefiting from gas central heating, the property is offered for sale in excellent decorative condition throughout with accommodation briefly comprising:

GROUND FLOOR: Sitting Room, Dining Room, refitted shaker-style Kitchen; FIRST FLOOR: two good-size Double Bedrooms, Bathroom with modern white suite and separate shower.

OUTSIDE, there is a south-facing garden with attached Store and WC to the rear.

On-street parking (resident's permit required).

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Traditional-style front door with two glazed insets leads to:

Sitting Room 3.61m x 3.33m (11'10" x 10'11")

Feature fireplace recess with marble-effect surround and tiled hearth, traditional built-in alcove cupboards to either side of fireplace, radiator, UPVC sash window to front, door to Dining Room.

Dining Room 3.61m x 3.58m (11'10" x 11'9")

Decorative fireplace recess with timber mantel over and tiled hearth, built-in storage cupboard with top boxes to side of fireplace, radiator, door to stairs leading to first floor, built-in understairs cupboard, UPVC double-glazed window to rear, access to Kitchen.

Kitchen 2.57m x 2.13m (8'5" x 7'0")

Tastefully refitted in shaker style and featuring marble-effect work surfaces with upstand, inset single drainer stainless steel sink with mixer tap, base cupboards and drawers (with cup handles) and matching eye-level wall cupboards.

Integrated appliances comprise Lamona electric oven and induction hob with stainless steel extractor hood above.

There is undercounter space with plumbing for washing machine and space for freestanding fridge-freezer.

Wall-mounted gas central heating boiler, UPVC double-glazed window and external door to rear garden.

FIRST FLOOR

Landing

Loft access hatch, doors to the two Bedrooms.

Bedroom One 3.61m x 3.33m (11'10" x 10'11")

Feature Victorian fireplace, radiator, UPVC double-glazed sash window to front.

Bedroom Two 3.61m x 2.74m (11'10" x 9'0")

Radiator, UPVC double-glazed window to rear, door to Bathroom.

Bathroom 3.53m x 2.13m (11'7" x 7'0")

Spacious room equipped with low-level WC, pedestal hand basin with mixer tap, panelled bath and walk-in corner shower.

Tiled splashbacks, radiator, built-in airing cupboard with top box, extractor fan, UPVC double-glazed window to rear.

OUTSIDE

Side Passageway

Traditional, shared passage linking front and rear of the property.

Attached Outbuilding

Brick-built construction housing:

Store

Door to rear garden.

WC

Fitted WC, door to rear garden.

Rear Garden

The south-facing rear garden has been arranged to

48 Northgate, Oakham, Rutland, LE15 6QS
Tenure: Freehold
Council Tax Band: (Rutland County Council)



Chartered Surveyors & Estate Agents

include brick-paved area with access to the side passage immediately to the rear of the house, shallow steps leading to lawn and a gravelled seating area at the top of the garden.

There is a right of way through the brick-paved area of the rear garden for the next-door neighbours. The rear garden is not separated at the moment, but could easily be isolated, should it be needed for containment of pets.

Parking

On-street parking (resident's permit can be obtained from the Rutland County Council).

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 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

Enquiries 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

48 Northgate, Oakham, Rutland, LE15 6QS
Tenure: Freehold
Council Tax Band: (Rutland County Council)



Chartered Surveyors & Estate Agents

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

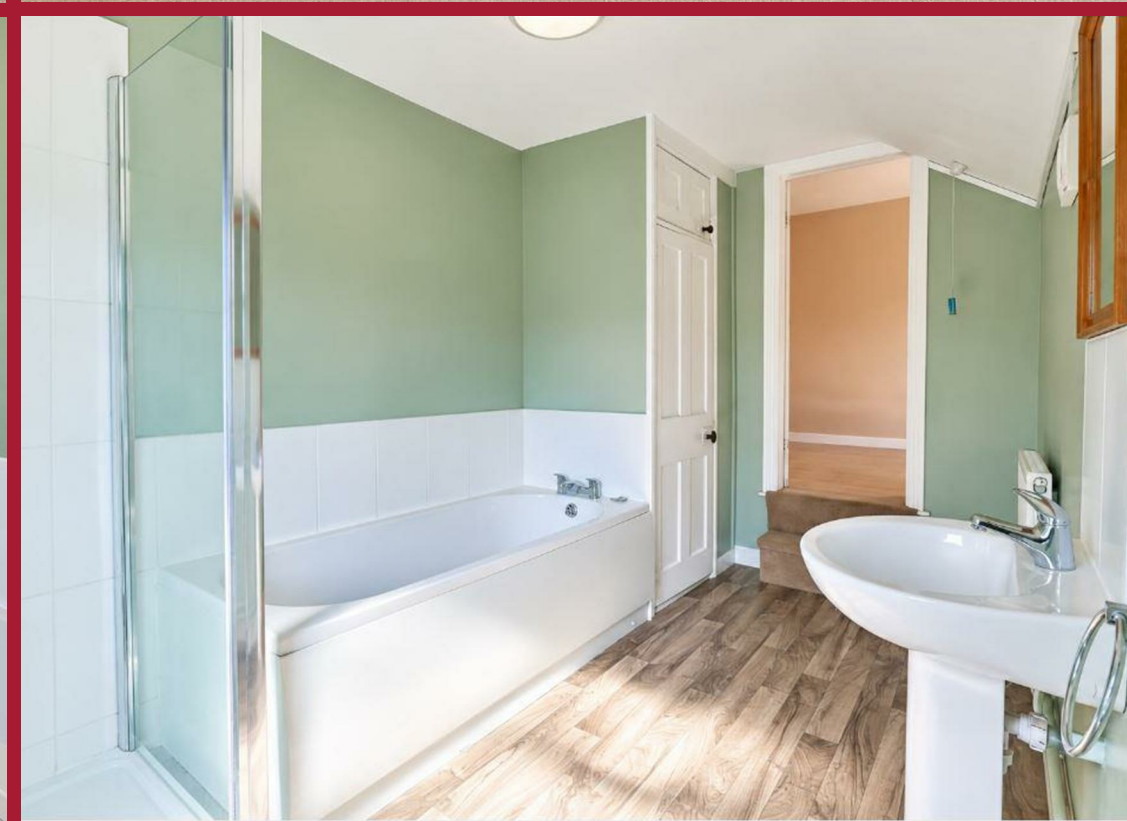
without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

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.











Chartered Surveyors & Estate Agents



Ground Floor



First Floor

Not to scale - for identification purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		58	85
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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			
England & Wales		EU Directive 2002/91/EC 	