



23 Bullfinch Close, Oakham, Rutland, LE15 6BS
Guide Price £250,000

MURRAY

Chartered Surveyors & Estate Agents

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

DESCRIPTION

Well-maintained semi-detached house with off-road parking and attractive tiered gardens situated in a pleasant cul-de-sac on the edge of Oakham.

Benefiting from gas central heating and full double glazing, the property offers two-storey accommodation which briefly comprises:

GROUND FLOOR: Entrance Porch, WC, Hallway, Living/Dining Room, Kitchen; FIRST FLOOR: three Bedrooms, Bathroom.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

UPVC double-glazed entrance door, radiator, internal doors to WC and Hallway.

WC 1.80m x 0.84m (5'11" x 2'9")

White suite of low-level WC and pedestal hand basin with tiled splashback, radiator, window to side.

Hallway 2.97m x 1.78m (9'9" x 5'10")

Radiator in decorative cabinet, doors to Living/Dining Room and Kitchen, stairs leading to first floor.

Living/Dining Room 4.70m x 4.22m (15'5" x 13'10")

Feature fireplace with marble-effect inset, matching

raised hearth and wood surround housing electric fire, two radiators, under-stairs storage cupboard, window and French doors to attractively landscaped rear garden.

Kitchen 2.92m (9'7")

Range of fitted units incorporating marble-effect work surfaces, inset single drainer stainless steel sink with mixer tap, shaker-style base cupboards and drawers and matching eye-level wall cupboards. Integrated appliances comprise Hotpoint electric oven and 4-ring CDA gas hob with extractor over. Undercounter spaces and plumbing for washing machine and dishwasher, space for upright-fridge-freezer.

Wall-mounted Worcester gas central heating boiler, tiled splashbacks, tiled floor, window to front.

FIRST FLOOR

Landing

Built-in airing cupboard housing hot water cylinder, hatch giving access to fully insulated loft.

Bedroom One 2.82m x 4.22m (9'3" x 13'10")

Radiator, two windows overlooking rear garden.

Bedroom Two 2.97m x 2.34m (9'9" x 7'8")

Radiator, window to front.

Bedroom Three 3.10m x 1.93m (10'2" x 6'4")

Radiator, window to front.

Bathroom 1.80m x 2.29m (5'11" x 7'6")

Modern white suite comprising concealed-cistern WC, rectangular hand basin with mixer tap set within vanity unit with storage beneath and panelled bath with mixer shower attachment, separate corner shower cubicle with Mira power shower and aqua-board surround, chrome heated towel rail, part-tiled walls, window to side.

OUTSIDE

Parking

To the side of the property there is a driveway providing off-road parking for 2 cars.

Front Garden

To the front of the property there is an open-plan, split-level area of garden with steps leading up to the front door.

Rear Garden

The tiered rear garden is fully enclosed and features a paved patio area and beds stocked with variety of established shrubs and plants.

SERVICES

Mains electricity

Mains water supply

Mains sewerage

Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast

23 Bullfinch Close, Oakham, Rutland, LE15 6BS

Tenure: Freehold

Council Tax Band: B (Rutland County Council)



Mobile signal availability:

EE - good outdoor and in-home

O2 - good outdoor

Three - good outdoor, variable in-home

Vodafone - good outdoor

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

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.

23 Bullfinch Close, Oakham, Rutland, LE15 6BS

Tenure: Freehold

Council Tax Band: B (Rutland County Council)



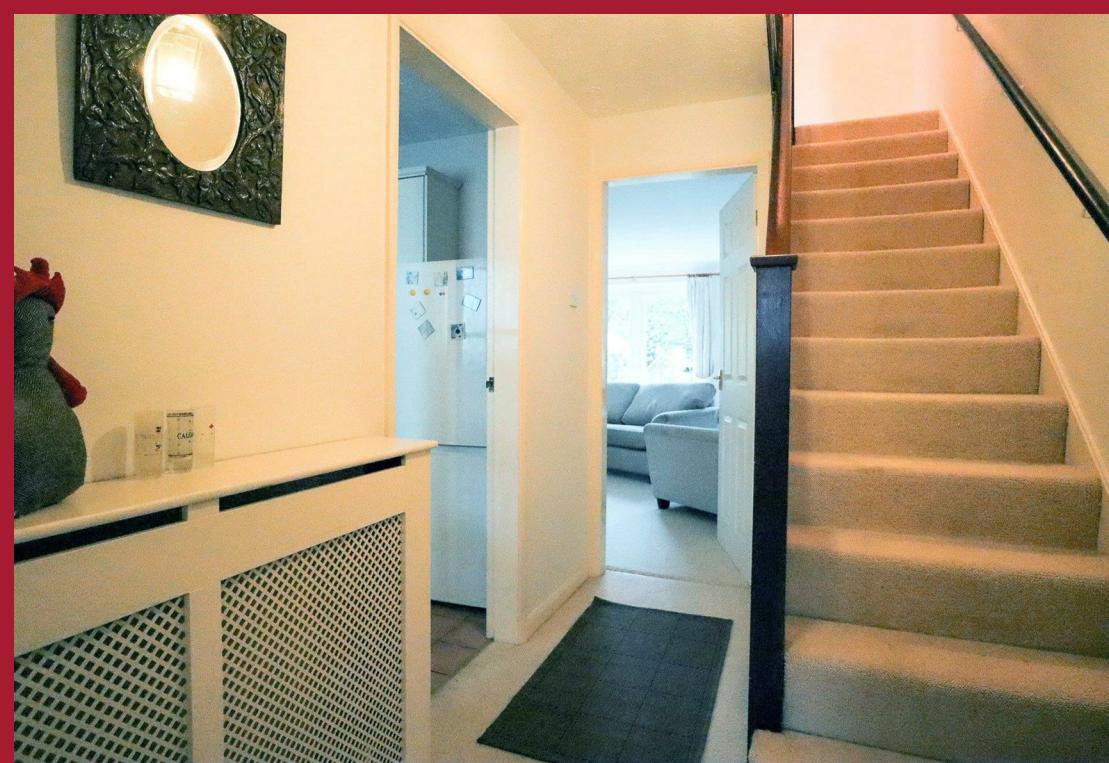
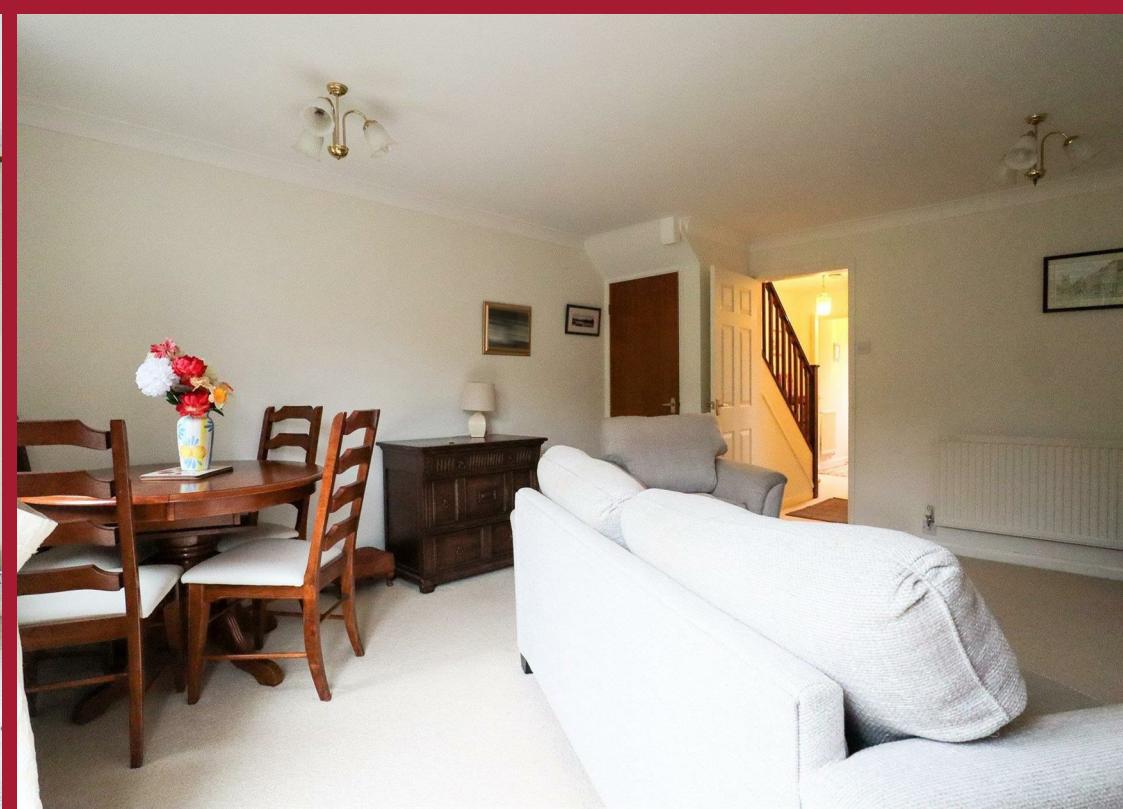
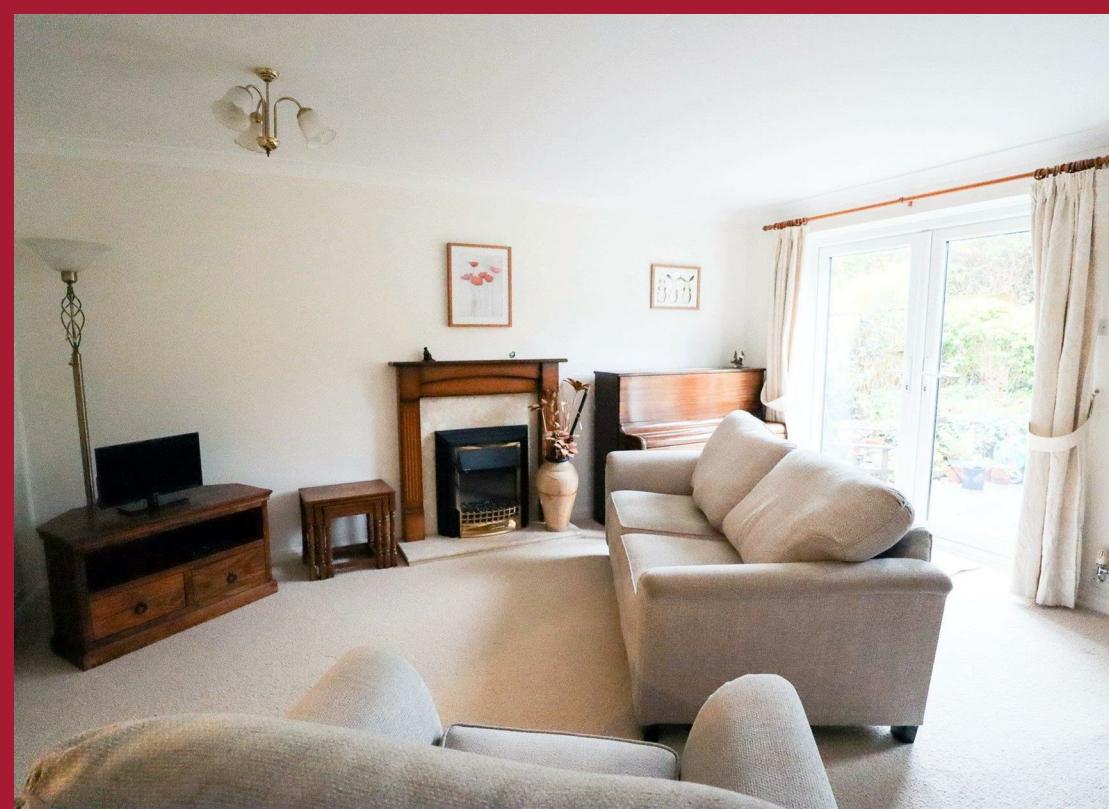
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

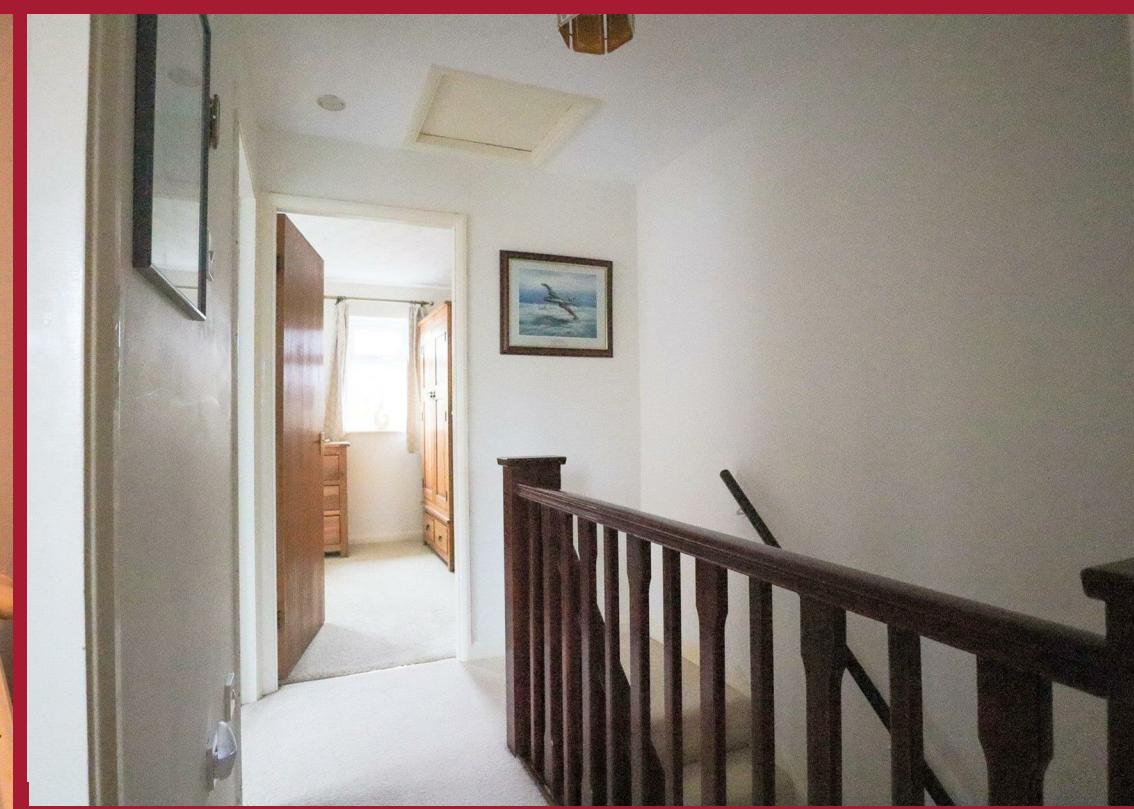
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.



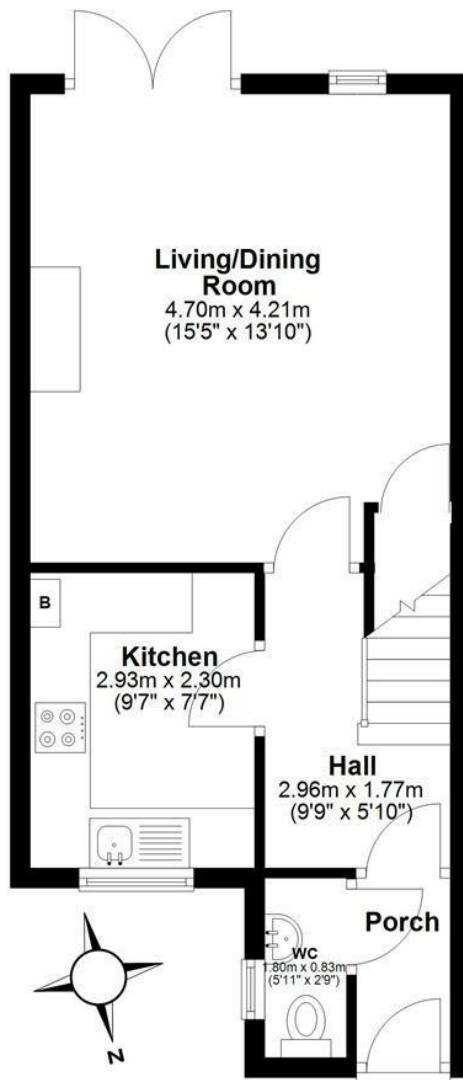






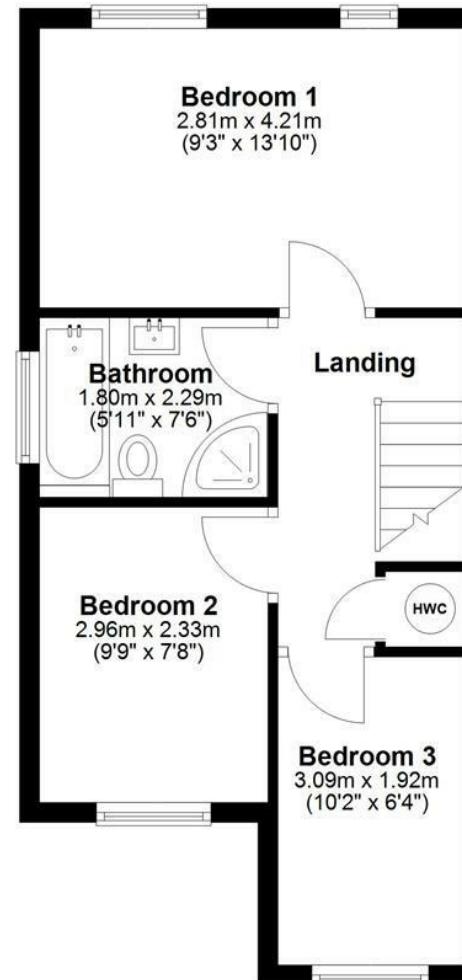
Ground Floor

Approx. 36.3 sq. metres (390.7 sq. feet)



First Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



Total area: approx. 72.5 sq. metres (780.9 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		
(81-91)	B		
(69-80)	C		73
(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	