

128 Braunston Road, Oakham, LE15 6RU
Offers Over £290,000

MURRAY
Chartered Surveyors & Estate Agents

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128 Braunston Road, Oakham, LE15 6RU
Tenure: Freehold
Council Tax Band: B (Rutland County Council)

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DESCRIPTION

Attractive, contemporary middle-terrace house presented in excellent order throughout and situated within easy walking distance of Oakham town centre amenities and a popular primary school.

The property provides energy-efficient accommodation which benefits from gas central heating and high-performance glazing. Featuring stylish, contemporary fixtures and fittings, the well-presented interior briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Lounge, large open-plan Kitchen/Diner, Utility Room; FIRST FLOOR: Master Bedroom with en-suite Shower Room, two further good-size Bedrooms, Family Bathroom.

OUTSIDE, there are two allocated car parking spaces (within a purpose-built parking area at rear), an area of garden bounded by picket fencing to front and a hard-landscaped courtyard garden to rear.

The property is offered for sale with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double-glazed front entrance door, radiator, distressed wood-effect tiles to floor, recessed ceiling spotlights, stairs to first floor with storage cupboard under.

WC

White suite comprising low-level WC and pedestal hand basin with mixer tap and tiled splashback, chrome heated towel rail, distressed wood-effect tiles to floor, window to front.

Lounge 4.14m x 3.20m (13'7" x 10'6")

Feature fireplace recess with timber lintel above and raised hearth, radiator, window to front.

Open-plan Kitchen/Diner 4.67m x 5.18m (15'4" x 17'0")

Excellent range of contemporary units incorporating composite work surfaces with grooved drainer and upstand, inset 1.5-bowl sink with mixer tap, ample high-gloss, soft-close cupboards and drawers and matching eye-level wall cupboards. Integrated appliances comprise Hotpoint electric oven, CDA ceramic hob with angled glass extractor hood above, dishwasher and fridge-freezer.

Radiator in decorative cabinet, distressed wood-effect tiles to floor, recessed ceiling spotlights with dimmer switch control, internal door to Utility Room, external French doors with matching glazed side panels giving access rear garden.

Utility Room 1.57m x 2.01m (5'2" x 6'7")

Fitted marble-effect work surface with upstand, inset single drainer stainless steek sink with mixer tap, high-gloss, soft-close base cupboards (to match units in the kitchen), freestanding undercounter Indesit washing machine (included), wall-mounted Worcester gas central heating boiler.

Radiator, distressed wood-effect tiles to floor, recessed ceiling spotlights, external double-glazed door leading to rear garden.

FIRST FLOOR

Landing

Doors to Bedrooms and Family Bathroom.

Bedroom One 5.11m x 3.20m (16'9" x 10'6")

Radiator, window overlooking rear garden.

En-suite Shower Room

Contemporary suite comprising concealed-cistern WC, pedestal hand basin and corner shower cubicle with dual shower heads, metro tiles to splashbacks, tiled floor, chrome heated towel rail, recessed ceiling spotlights, extractor fan.

Bedroom Two 3.07m x 3.20m (10'1" x 10'6")

Built-in storage cupboards, radiator, window to front.

Bedroom Three 4.19m x 1.88m (13'9" x 6'2")

Built-in storage cupboards, radiator, recessed ceiling spotlights, window overlooking rear garden.

Family Bathroom 2.21m x 1.88m (7'3" x 6'2")

Contemporary white suite comprising concealed-cistern WC, pedestal hand basin with mixer tap and panelled bath with shower above, tiled splashbacks, tiled floor, radiator, recessed ceiling spotlights, window to front.

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OUTSIDE

Parking
The property includes two allocated car parking spaces (within a car park at rear).

Gardens
The front garden is bounded by picket fencing with hand gate and includes a pathway leading to the front door and adjoining shrubs.

The fully enclosed, south-facing rear garden has been attractively paved for ease of maintenance and has a tap, lights, an electric point and an external access to the car park at rear.

Included in the sale is a wooden garden 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, variable in-home
O2 - good outdoor
Three - good outdoor
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

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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.



























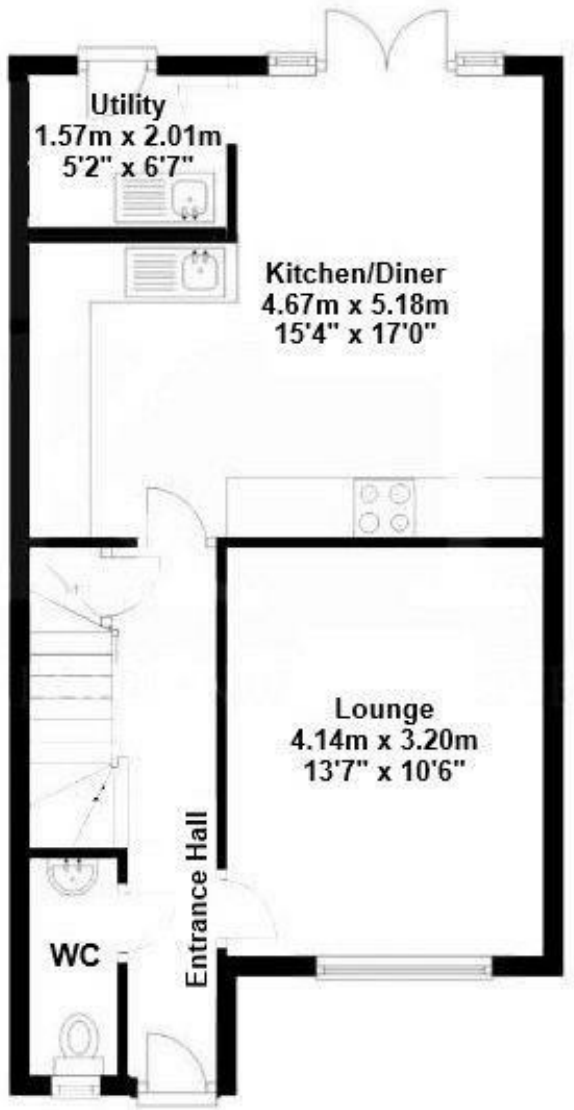




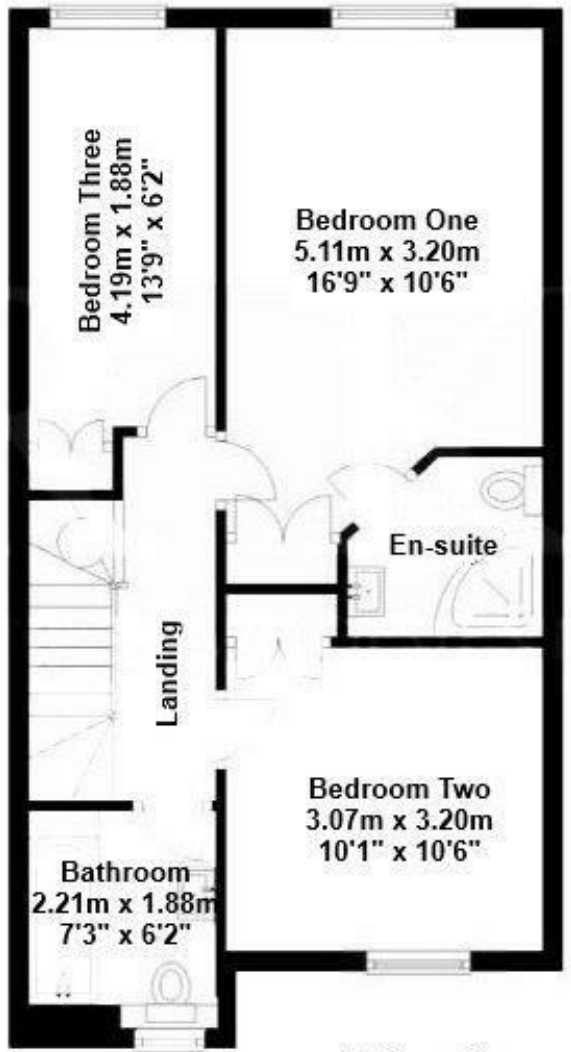


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GROUND FLOOR



FIRST FLOOR

Bedroom Two
3.07m x 3.20m
10'1" x 10'6"

Not to scale - for identification purposes only

