



4 Elm Close, Oakham, Rutland, LE15 6DS
£215,000

MURRAY

Chartered Surveyors & Estate Agents

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

4 Elm Close, Oakham, Rutland, LE15 6DS

Tenure: Freehold

Council Tax Band: B (Rutland County Council)



DESCRIPTION

Well-maintained middle-terrace house with ample off-road parking and attractively landscaped rear garden with outbuilding set in an established residential area on the edge of Oakham.

Benefiting from gas central heating and full double glazing, the accommodation briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, modern Kitchen/Diner, Sitting Room with feature fireplace; FIRST FLOOR: three double Bedrooms, Bathroom.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 3.35m x 1.80m (11'0" x 5'11")

Double-glazed front door, radiator, quarry tiled floor, understairs storage, stairs leading to first floor.

Cloakroom/WC 0.74m x 1.37m (2'5" x 4'6")

Fitted low-level WC and corner hand basin with tiled splashback, quarry tiled floor, window to front.

Sitting Room 3.35m x 5.31m (11'0" x 17'5")

Elegant dressed-stone fireplace with matching raised hearth, two radiators, dual-aspect windows to front and rear.

Kitchen/Diner 3.66m x 3.33m (12'0" x 10'11")

Range of modern fitted units incorporating wood-effect worktops with inset single drainer stainless steel sink with mixer tap and cupboard and drawer units beneath. Space for cooker and upright fridge-freezer, undercounter space and plumbing for dishwasher.

Large pantry with fitted shelving and plumbing for washing machine, radiator, tiled splashbacks, quarry tiled floor, space for table and chairs, window and UPVC external door to enclosed rear garden.

FIRST FLOOR

Landing

Hatch giving access to boarded loft with light, built-in cupboard with slatted shelving, window to side.

Bedroom One 4.57m x 2.97m (15'0" x 9'9")

Built-in double wardrobe, radiator, window overlooking rear garden.

Bedroom Two 2.49m x 2.82m (8'2" x 9'3")

Built-in double wardrobe which houses Ideal gas central heating boiler, radiator, window overlooking rear garden.

Bedroom Three 3.40m x 2.26m (11'2" x 7'5")

Built-in over-stairs wardrobe, radiator, window to front.

Bathroom

White suite comprising low-level WC, pedestal hand

basin with mixer tap and panelled bath with shower above. Chrome heated towel rail, tiled walls, tiled floor, spot lighting, extractor fan, window to front

OUTSIDE

Parking

To the front of the property, there is a shaped, brick-paved driveway with adjoining gravelled bed with inset tree bounded by mature hedging providing ample off-road parking.

Shared Passageway

The gated passageway shared with the neighbouring property links front and rear.

Rear Garden

The fully enclosed rear garden has been attractively arranged to provide large hard-landscaped (concreted and paved) seating areas and adjoining shaped lawn with borders.

A timber hand gate gives access to the shared side passageway.

Garden Store 1.55m x 0.84m (5'1" x 2'9")

With light.

Utility Outhouse 1.55m x 2.18m (5'1" x 7'2")

Light and power, space for tumble dryer.

SERVICES

Mains electricity

Mains water supply

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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

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

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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.

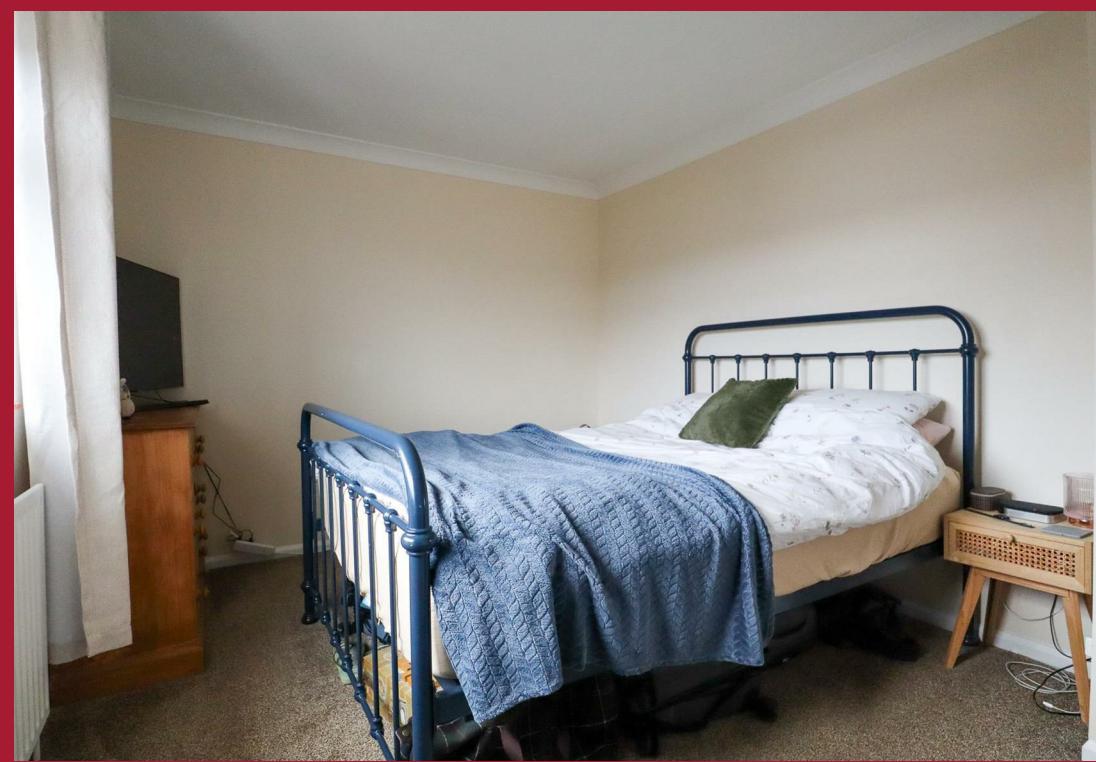
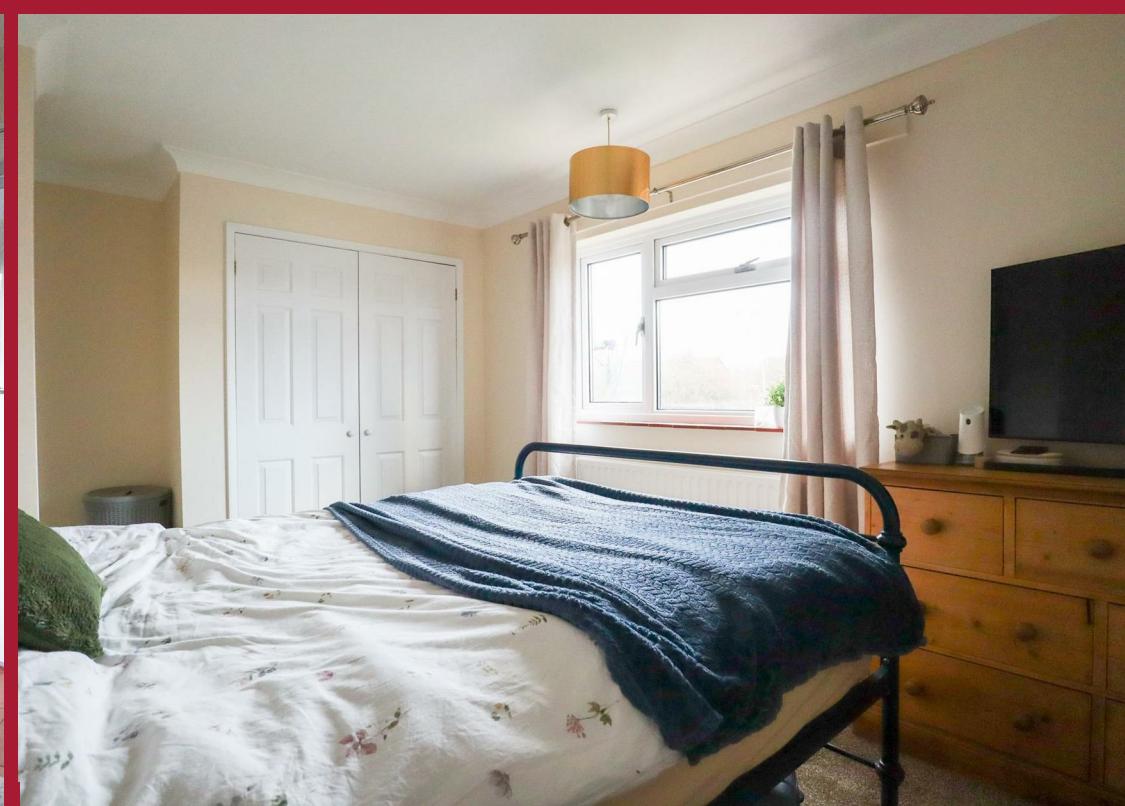
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

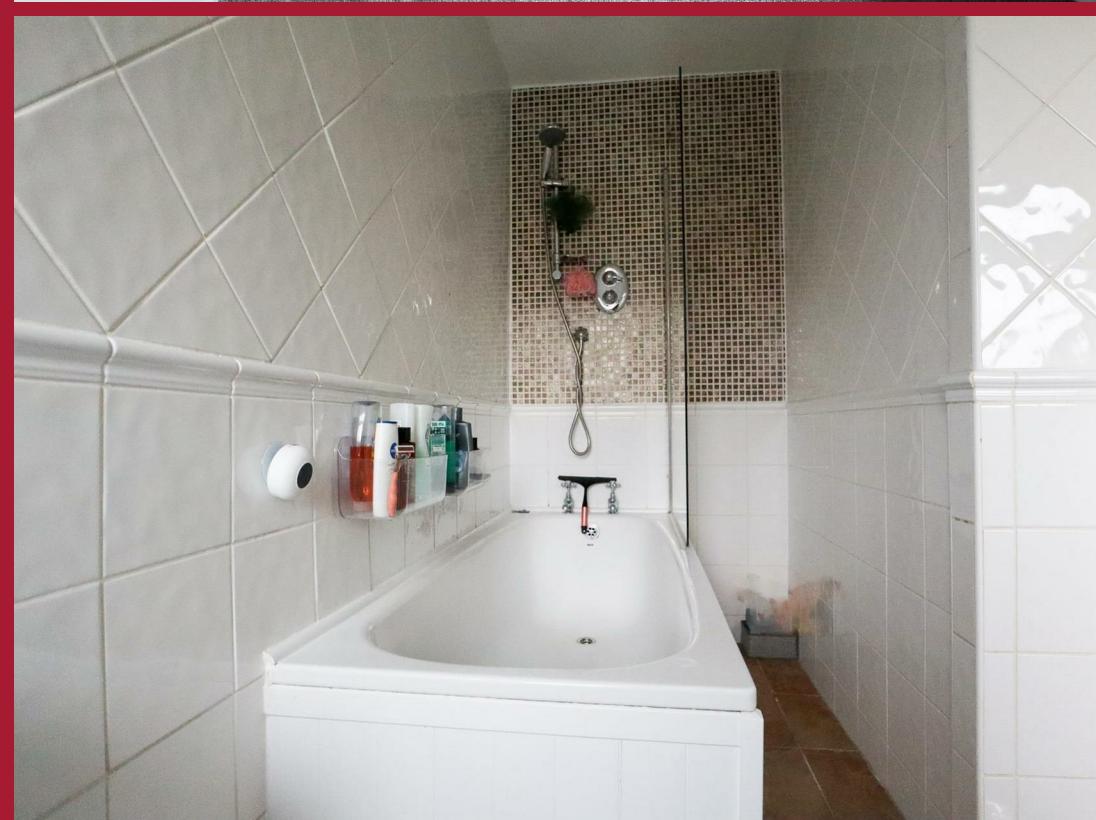
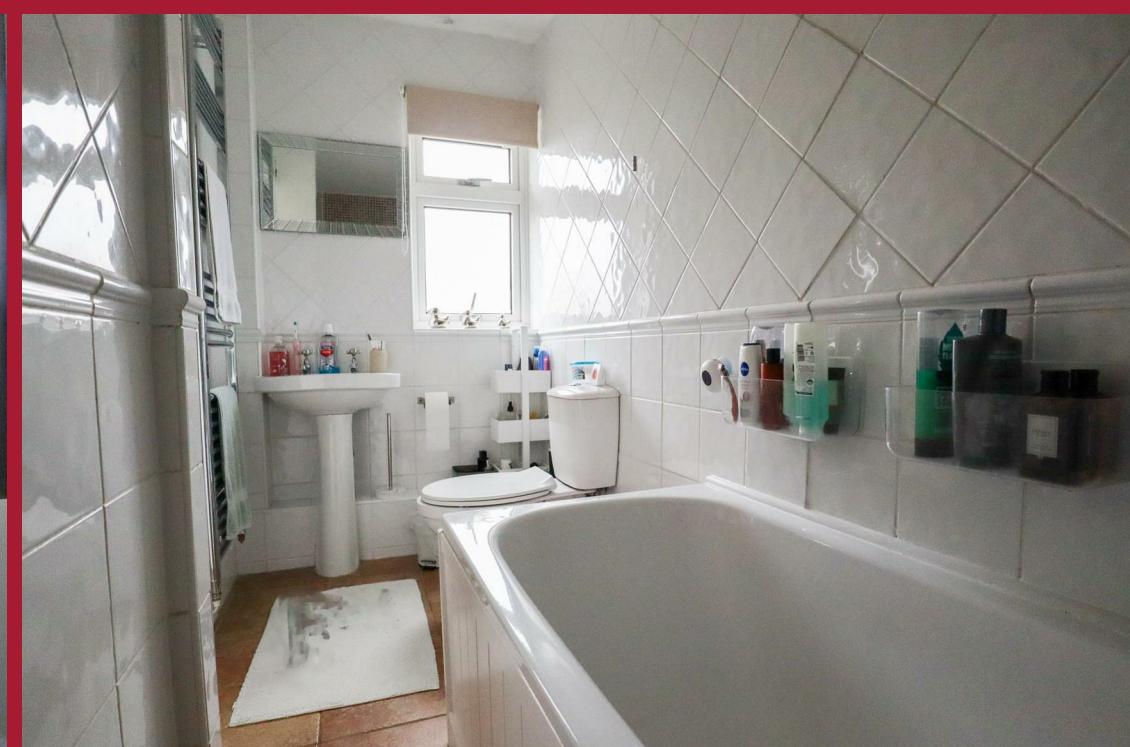
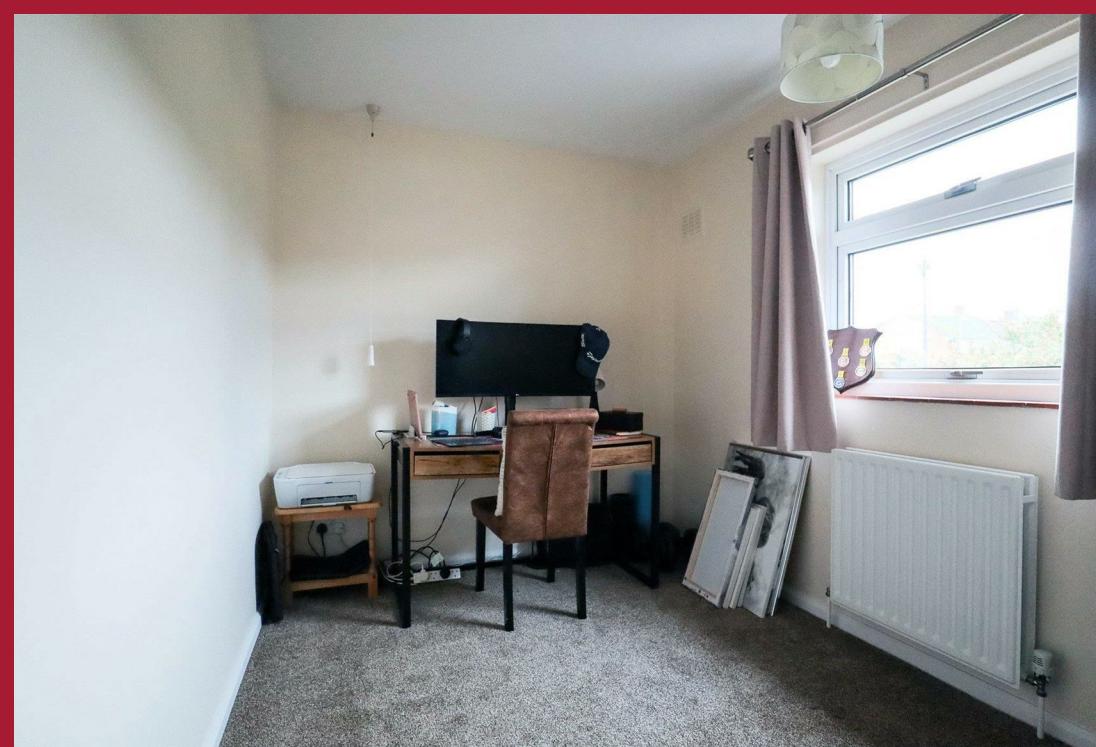
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation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

Money Laundering Regulations 2003

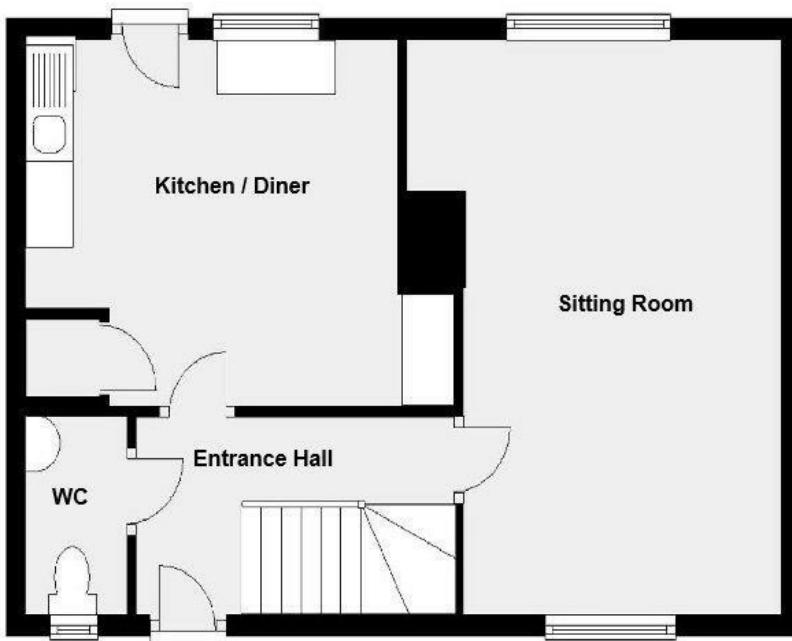
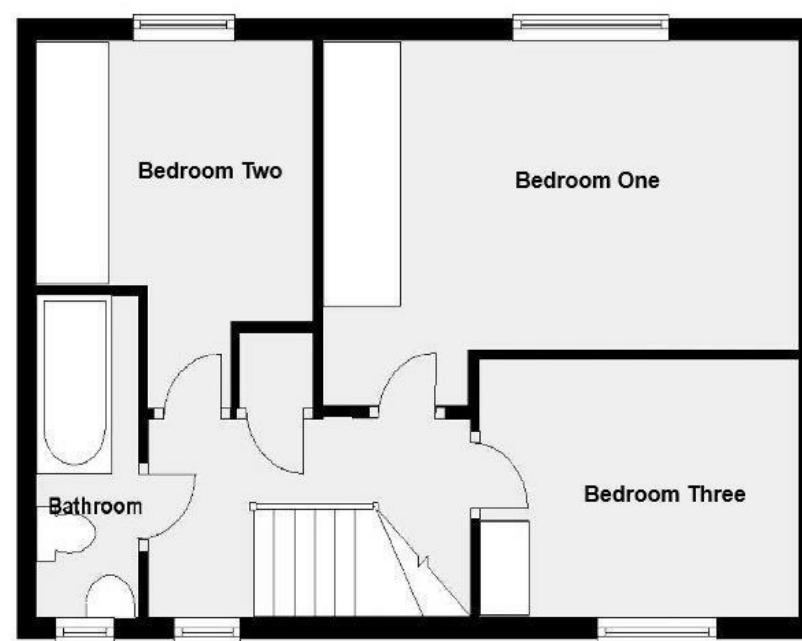
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.









GROUND FLOOR

FIRST FLOOR


Not to scale - for identification purposes only

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | | |
| (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 |  |