



**20 New Street, Oakham, Rutland, LE15 6BA**  
**Guide Price £237,500**



Chartered Surveyors & Estate Agents

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**20 New Street, Oakham, Rutland, LE15 6BA**  
**Tenure: Freehold**  
**Council Tax Band: B (Rutland County Council)**



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## DESCRIPTION

Sympathetically refurbished Victorian middle-terrace house with courtyard garden and outbuilding to rear. The house is tastefully furnished and this can be left as a walk-in home or letting opportunity.

The property is situated a stone's throw from the Oakham town centre and railway station. Existing furnishings are available by separate negotiation.

Benefiting from gas central heating system and mostly double glazing, the property offers spacious and well-proportioned accommodation which seamlessly combines character features, such as period fireplaces, fitted alcove cupboards and panelled internal doors, with contemporary fixtures and fittings in the tastefully refitted kitchen and bathroom.

The interior is arranged over two storeys and can be summarised as follows:

**GROUND FLOOR:** Entrance Hall, open-plan Sitting Room with open fireplace and Dining Area, Kitchen;  
**FIRST FLOOR:** two large Double Bedrooms, spacious Bathroom with four-piece suite.

The property is available with NO CHAIN, and early viewing is recommended.

On-street parking (resident's permit can be applied for at the Rutland County Council). The current owners have permits for parking for 2 cars.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Panelled entrance door with fan light detail, laminate flooring, stairs leading to first floor, door to Dining Area.

#### Sitting Room 3.35m x 3.63m (11'0" x 11'11" )

Cast-iron grate set in feature period fireplace with ornate tiled inset, built-in alcove cupboard to one side of fireplace, radiator, laminate flooring, recessed ceiling spotlights with dimmer switch control, window to front, opening to Dining Area.

#### Dining Area 3.66m x 3.63m incl cupbpard (12'0" x 11'11" incl cupbpard)

Traditional built-in tall alcove cupboards with shelving and glass-fronted display cabinet, radiator, built-in understairs cupboard (with tiled flooring), laminate flooring, recessed ceiling spotlights, window to rear, archway to Kitchen.

#### Kitchen 3.23m x 2.44m (10'7" x 8'0")

Stylishly refitted with excellent range of contemporary units incorporating granite-effect work surfaces, inset 1.5-bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units, contrasting eye-level wall cupboards and glass-fronted display units. Integrated appliances comprise Hotpoint dishwasher, fridge, freezer, Hoover electric oven and induction hob with stainless steel splashback and

extractor fan above.

Radiator, fully tiled splashbacks, tiled flooring, recessed ceiling spotlights, two windows and part-glazed external door to side.

### FIRST FLOOR

#### Landing

Radiator, Study Area, loft access hatch.

#### Bedroom One 3.35m x 4.65m (11'0" x 15'3")

Victorian cast-iron fireplace, radiator, window to front.

#### Bedroom Two 3.66m x 3.94m (12'0" x 12'11")

Victorian cast-iron fireplace, built-in double cupboard housing Vaillant gas central heating boiler with airing cupboard above and fitted shelving to side, radiator, window to rear.

#### Bathroom 3.15m x 2.39m (10'4" x 7'10")

Beautifully refitted to feature rectangular hand basin with mixer tap set atop attractive vanity unit, low-level WC, double-ended panelled bath with tiled splashbacks and separate corner shower cubicle with tiled surround. Designer-style upright radiator, recessed ceiling spotlights, window to rear.

### OUTSIDE

#### Gardens

To the front of the property there is a small gravelled area of garden with adjoining concrete pathway leading to front door which is bounded by low-level

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brick walling topped by box hedging and accessed via a wrought-iron hand gate.

To the rear is a fully enclosed, brick-paved courtyard garden with Outbuilding and external access provided by timber hand gate.

**Brick Outbuilding**  
housing:

**Store Room 2.11m x 2.16m (6'11" x 7'1")**

Light and power, cold plumbing, space for fridge, freezer, washing machine and bikes, window and door to rear garden.

**WC 2.11m x 0.94m (6'11" x 3'1")**

Traditional high-level WC, window and door to rear 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:

Indoor: EE - voice and data likely; Three - voice likely, data limited; O2, Vodadone - voice and data limited;  
Outdoor: EE, Three, O2, Vodafone - voice and data likely.

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.















PLACE  
DES  
CYCLISTES

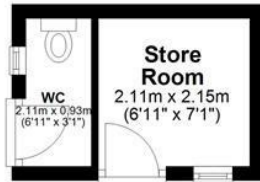




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**Ground Floor**

Approx. 47.6 sq. metres (512.0 sq. feet)



**First Floor**

Approx. 44.9 sq. metres (482.9 sq. feet)



Total area: approx. 92.4 sq. metres (994.9 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) <b>A</b>                          |           | <b>82</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>58</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales EU Directive 2002/91/EC

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

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (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>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

England & Wales EU Directive 2002/91/EC