



10 Jasper Road, Oakham, Rutland, LE15 6UN
Guide Price £300,000



Chartered Surveyors & Estate Agents

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10 Jasper Road, Oakham, Rutland, LE15 6UN
Tenure: Freehold
Council Tax Band: D (Rutland County Council)



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DESCRIPTION

Well-maintained end-terrace, four-bedroom house with single garage, off-road parking and pleasant gardens situated in an established residential area on the edge of Oakham.

The accommodation benefits from gas central heating with Nest thermostat (new boiler and radiators installed in the summer of 2024) and full double glazing and can be summarised as follows:

GROUND FLOOR: Entrance Hall, WC, open-plan Sitting Room and Dining Area, Breakfast Kitchen;
FIRST FLOOR: four Bedrooms (three doubles and a single), Bathroom.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 1.50m x 1.98m (4'11" x 6'6")

UPVC double-glazed front door, window to side, doors to Sitting Room and WC.

WC

White low-level WC and wall-mounted hand basin, tiled floor, window to side.

Open-plan Sitting Room & Dining Area:

Sitting Room 4.55m x 3.66m (14'11" x 12'0")

Wall-mounted gas fire with raised hearth and display

shelf above, radiator, bow window to front, door to Kitchen.

Dining Area 3.12m x 2.72m (10'3" x 8'11")

Radiator, window overlooking private garden.

Breakfast Kitchen 4.22m max x 2.92m (13'10" max x 9'7")

Range of fitted units incorporating work surfaces with tiled splashbacks, inset sink with mixer tap, base cupboard and drawer units, tall store cupboard, matching eye-level wall cupboards and breakfast bar area. Integrated appliances comprise Hotpoint electric oven and four-ring gas hob. There are two undercounter appliance spaces, one of them with plumbing for washing machine, and space for upright fridge-freezer.

Radiator, wall-mounted Worcester gas central heating boiler with Nest thermostat control, window overlooking rear garden, double-glazed external door to side.

FIRST FLOOR

Landing

Handrail with open spindles, loft access hatch.

Bedroom One 3.81m x 3.71m incl wardrobes (12'6" x 12'2" incl wardrobes)

Full-width range of fitted wardrobes to one wall, radiator, window to front.

Bedroom Two 3.73m x 2.82m (12'3" x 9'3")

Radiator, window providing views over rear garden.

Bedroom Three 2.11m x 2.87m (6'11" x 9'5")

Radiator, window overlooking rear garden.

Bedroom Four 3.66m x 2.62m (12'0" x 8'7")

Radiator, window to front.

Bathroom 2.54m max x 1.98m (8'4" max x 6'6")

White suite comprising low-level WC, pedestal hand basin and panelled bath with Triton power shower (running off the boiler) above.

Fully tiled splashbacks, radiator, built-in airing cupboard, window to front.

OUTSIDE

Iron double gates to the side of the house give vehicular access to driveway leading to the garage and providing covered off-road parking for two cars.

Detached Single Garage 4.98m x 2.51m (16'4" x 8'3")

Light and power, electric roller door.

Front Garden

The open-plan front garden is mainly laid to lawn with inset conifer and hedge to boundary.

Rear Garden

The south-facing rear garden is fully enclosed and has been landscaped to include lawn with stepping stones, tiered raised beds and timber-decked seating area at the top of the garden.

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SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast
Mobile signal availability:
EE - good outdoor, variable in-home
O2 - variable 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 D
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

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by inspection, or otherwise as to the correctness of each of them.

agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

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

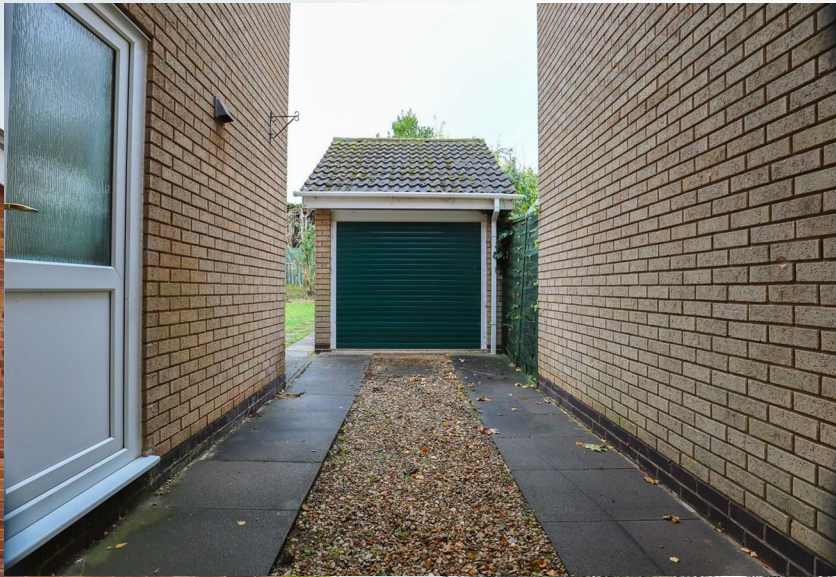










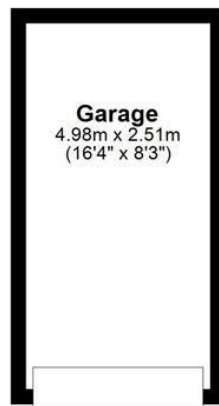




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Ground Floor

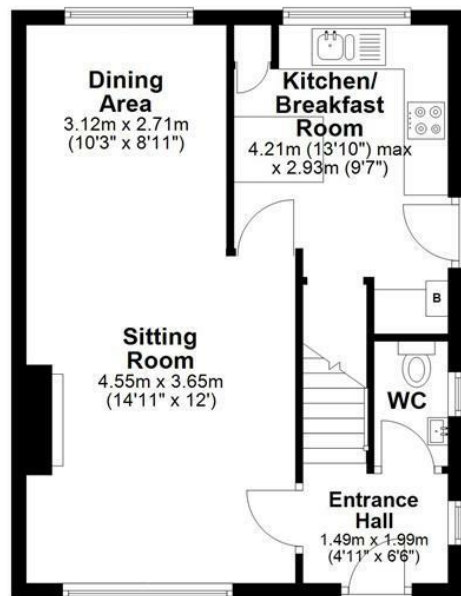
Main area: approx. 43.6 sq. metres (469.4 sq. feet)
Plus garages: approx. 12.5 sq. metres (134.5 sq. feet)



Garage
4.98m x 2.51m
(16'4" x 8'3")

First Floor

Approx. 54.5 sq. metres (586.4 sq. feet)



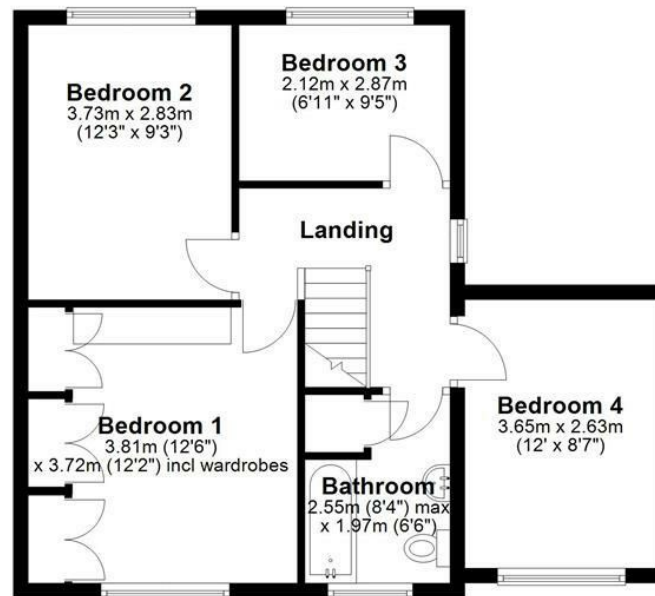
Dining Area
3.12m x 2.71m
(10'3" x 8'11")

**Kitchen/
Breakfast
Room**
4.21m (13'10") max
x 2.93m (9'7")

Sitting Room
4.55m x 3.65m
(14'11" x 12')

Entrance Hall
1.49m x 1.99m
(4'11" x 6'6")

WC



Bedroom 2
3.73m x 2.83m
(12'3" x 9'3")

Bedroom 3
2.12m x 2.87m
(6'11" x 9'5")

Landing

Bedroom 1
3.81m (12'6")
x 3.72m (12'2") incl wardrobes

Bathroom
2.55m (8'4") max
x 1.97m (6'6")

Bedroom 4
3.65m x 2.63m
(12' x 8'7")

Main area: Approx. 98.1 sq. metres (1055.8 sq. feet)

Plus garages: approx. 12.5 sq. metres (134.5 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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

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