23 Ladywell, Oakham, Rutland, LE15 6DD
Guide Price £172,500

MURRAY
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23 Ladywell, Oakham, Rutland, LE15 6DD
Tenure: Freehold
Council Tax Band: B (Rutland County Council)

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DESCRIPTION

An opportunity for first-time buyers or investors to acquire a middle-terrace house with garage, two off-road parking spaces and rear courtyard garden situated within a stone's throw of Oakham town centre.

The property offers well-maintained accommodation which benefits from gas-fired central heating system and full double glazing and briefly comprises:

GROUND FLOOR: Entrance Lobby, Living Room, Breakfast Kitchen; FIRST FLOOR: two Double Bedrooms, Shower Room.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Lobby 2.24m x 1.27m (7'4" x 4'2")

UPVC double-glazed entrance door, archway to Living Room.

Living Room 5.66m x 3.40m (18'7" x 11'2")

Radiator, stairs leading to first floor, understairs area, two windows to front, internal door to Breakfast Kitchen.

Breakfast Kitchen 5.66m x 2.51m (18'7" x 8'3")

Range of fitted units incorporating granite-effect work surfaces, inset single drainer stainless steel sink with mixer tap, base cupboards and drawers, matching eye-level wall cupboards and tall store cupboard. Freestanding Beko cooker with integrated extractor fan above (included), space for upright fridge-freezer, undercounter space and plumbing for washing machine. Radiator, window and external double-glazed door to rear garden.

FIRST FLOOR

Landing

Loft access hatch.

Bedroom One 4.60m x 3.20m (15'1" x 10'6")

Two fitted double wardrobes, built-in cupboard housing Baxi gas central heating boiler, access to eaves storage, radiator, window to front.

Bedroom Two 3.33m x 2.77m (10'11" x 9'1")

Radiator, window to rear.

Shower Room 2.24m x 1.65m (7'4" x 5'5")

White suite comprising low-level WC and pedestal hand basin, shower cubicle with Triton power shower, mermaid boarding to walls, radiator, extractor fan.

OUTSIDE

Integral Store

Adjacent to the front door.

Single Garage 5.03m x 2.44m (16'6" x 8'0")

Situated en-bloc with an off-road parking space in front of it.

Parking

The property includes a further off-road parking space at rear.

Garden

The rear garden is fully enclosed and paved for ease of maintenance.

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 - variable 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,

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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.
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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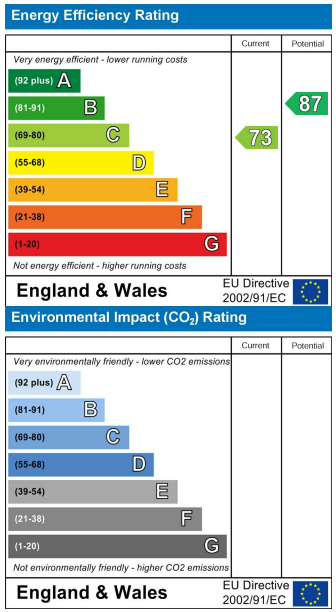
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