



**45 West Road, Oakham, Rutland, LE15 6LT**  
**Guide Price £199,000**



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**45 West Road, Oakham, Rutland, LE15 6LT**  
**Tenure: Freehold**  
**Council Tax Band: B (Rutland County Council)**



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## DESCRIPTION

Traditional Victorian middle-terrace house with good-size rear garden situated within walking distance of Oakham town centre and its amenities, as well as the railway station.

Benefiting from gas-fired central heating, the well-presented accommodation briefly comprises:

**GROUND FLOOR:** Entrance Porch, Sitting Room, separate Dining Room, contemporary Kitchen;  
**FIRST FLOOR:** two spacious Double Bedrooms, contemporary Bathroom.

The property is available with NO CHAIN.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

UPVC double-glazed entrance door, window to side, radiator, internal door to Sitting Room.

#### Sitting Room 3.53m x 3.45m (11'7" x 11'4")

Wall-mounted modern fireplace housing electric pebble-effect fire, radiator, fitted base cupboard to side of fireplace (housing meters), window to front, door to Dining Room.

#### Dining Room 3.02m x 3.43m max (9'11" x 11'3" max)

Radiator, door giving access to stairs which lead to first floor, understairs storage cupboard, window to rear, access to Kitchen.

#### Kitchen 4.09m x 1.98m (13'5" x 6'6")

Range of attractive contemporary units incorporating granite-effect work surfaces, inset single drainer stainless steel sink with mixer tap, high-gloss base cupboard and drawer units and matching eye-level wall cupboards. Integrated appliances comprise fridge-freezer, De Dietrich induction hob with feature Maan exactor above, Siemens eye-level electric double oven and Whirlpool microwave. There are two undercounter appliance spaces, both with plumbing (for dishwasher and washing machine).

Radiator, mosaic tiled splashbacks, tiled floor, dual-aspect windows to side and rear, part-glazed external door to side.

### FIRST FLOOR

#### Landing

Loft access hatch, large cupboard with fitted shelving and hanger rails (2.40m x 0.81m/7'11" x 2'8").

#### Bedroom One 3.53m x 3.56m max (11'7" x 11'8" max)

Two fitted wardrobes, radiator, window to front.

#### Bedroom Two 3.02m max x 2.67m (9'11" max x 8'9")

Built-in storage cupboard, radiator, window to rear.

#### Bathroom 2.49m x 2.11m (8'2" x 6'11")

Contemporary suite comprising 'P'-shaped bath with shower and curved screen, low-level WC and

pedestal hand basin. Radiator, fully tiled splashbacks, tiled floor, shaver point, extractor fan, window to rear.

### OUTSIDE

#### Shared Side Passage

Links front and rear of the property.

#### Gardens

To the front of the property there is an area of garden bounded by low-level walling and featuring a pathway leading to the front door and adjoining lawn.

To the rear there is a fully enclosed, generous garden, approximately 100 ft long, mainly laid to lawn with a sunken paved patio area.

#### Parking

On-street parking (permit not required).

### 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 and in-home  
O2 - good outdoor, variable in-home  
Three - good outdoor  
Vodafone - good outdoor, variable in-home

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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.

### **OFFICE OPENING HOURS**

Monday - Friday 9.00 - 5.30  
Saturday 9.00 - 12.00

### **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.

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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.

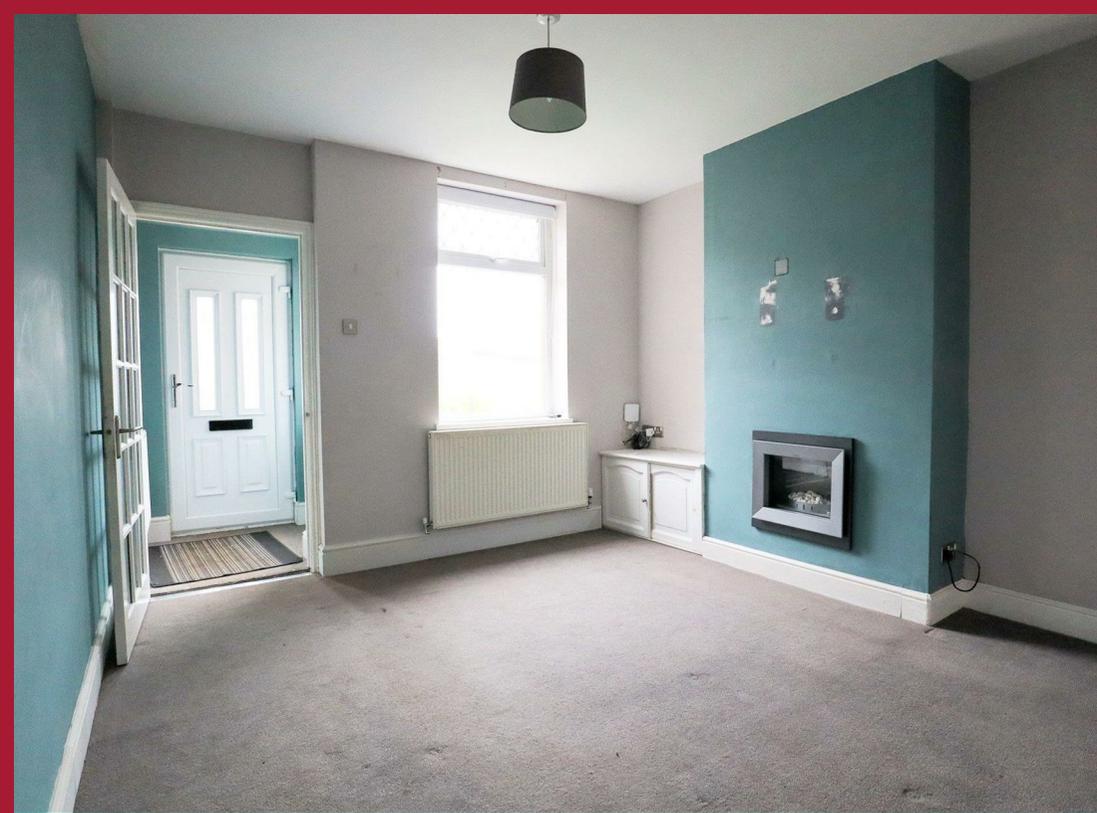
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

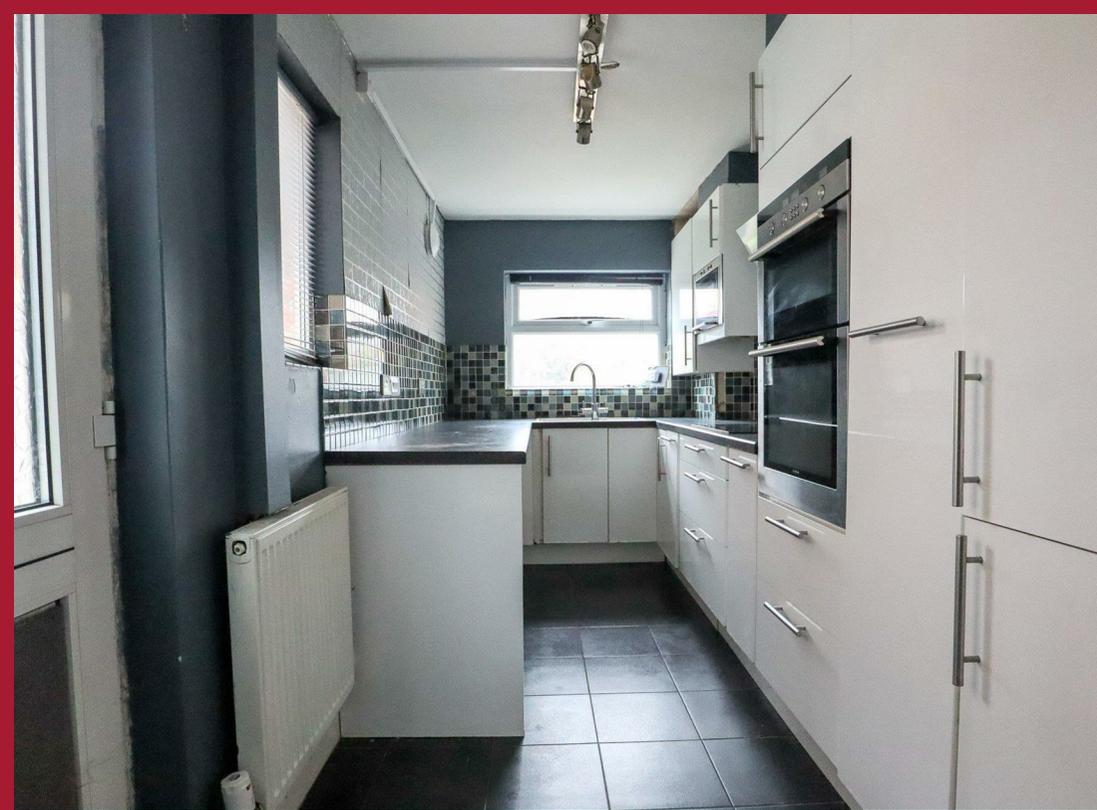
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.

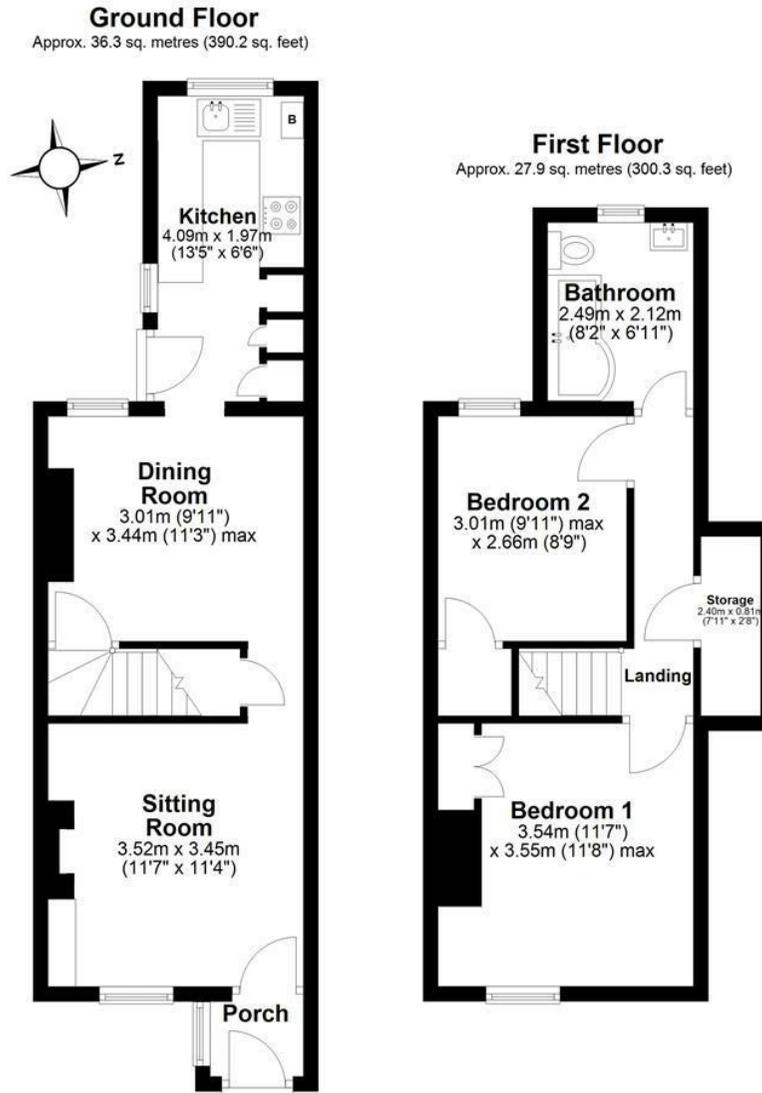








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**Ground Floor**  
Approx. 36.3 sq. metres (390.2 sq. feet)

**First Floor**  
Approx. 27.9 sq. metres (300.3 sq. feet)

Total area: approx. 64.1 sq. metres (690.5 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC