



Richwood Mews, 66 Station Road, Oakham, Rutland, LE15 6QU
Offers In The Region Of £299,000



Chartered Surveyors & Estate Agents

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Richwood Mews, 66 Station Road, Oakham, Rutland, LE15 6QU
Council Tax Band: D (Rutland County Council)
Tenure: Freehold



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DESCRIPTION

Modern end-terrace townhouse offering well-presented and spacious accommodation with an allocated parking space and courtyard garden within a short walk from the town centre amenities and railway station.

Benefiting from gas central heating and full double glazing, the interior is arranged over three storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, WC, Living Room, open-plan Kitchen/Diner;

FIRST FLOOR: Master Bedroom with en-suite Shower Room, further Double Bedroom, Family Bathroom;

SECOND FLOOR: two further Double Bedrooms sharing a Jack-and-Jill Shower Room.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

UPVC double-glazed entrance door, radiator, laminate flooring, stairs leading to first floor with cupboard beneath.

WC

White suite comprising low-level WC and wash hand basin, radiator, laminate flooring.

Living Room 5.00m x 3.20m (16'4" x 10'5")

Wall-mounted contemporary electric fire, radiator, two windows to front, archway to Kitchen/Diner.

Open-plan Kitchen/Diner 4.08m x 5.02m (13'4" x 16'5")

comprising:

Kitchen Area

Fitted units incorporating worktops with tiled splashbacks, inset 1.5-bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards.

Integrated appliance comprise Stoves electric oven and gas hob with stainless steel extractor hood above.

Wall-mounted Boulter gas central heating boiler, undercounter space and plumbing for dishwasher, further space and plumbing for washing machine, space for upright fridge-freezer.

Large built-in storage cupboard, laminate flooring, window to rear.

Dining Area

Laminate flooring, window and external door to rear courtyard.

FIRST FLOOR

Landing

Built-in cupboard, stairs leading to second floor.

Bedroom One 4.06m x 3.91m (13'4" x 12'10")

Built-in wardrobe, radiator, window to rear.

En-suite Shower Room

White suite of low-level WC and pedestal hand basin with tiled splashback, shower cubicle with tiled surround and Mira shower, radiator, extractor fan.

Bedroom Four 3.18m x 3.23m (10'5" x 10'7")

Built-in wardrobe, radiator, two windows to front.

Bathroom 1.75m x 2.18m (5'9" x 7'2")

White suite comprising low-level WC, pedestal hand basin and panelled bath, tiled splashbacks, radiator, extractor fan.

SECOND FLOOR

Landing

Bedroom Two 3.23m x 5.00m (10'7" x 16'5")

Radiator, Velux window.

Bedroom Three 3.15m x 3.91m (10'4" x 12'10")

Built-in cupboard, radiator, window to front.

Jack-and-Jill Shower Room 1.09m x 3.10m (3'7" x 10'2")

White suite of low-level WC and pedestal hand basin with tiled splashback, shower cubicle with tiled surround and Mira shower, radiator, extractor fan.

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OUTSIDE

Parking

The property includes an allocated parking space in the parking area to the front.

The property is eligible for a further on-street parking permit.

Courtyard Garden

West-facing, fully enclosed courtyard garden to rear.

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 and in-home
Three - good outdoor, variable in-home
Vodafone - good outdoor and in-home
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.

MANAGEMENT COMPANY COSTS

Richwood Mews is subject to a management company annual fee of £150.00 for the upkeep of the car parking area.

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

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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.

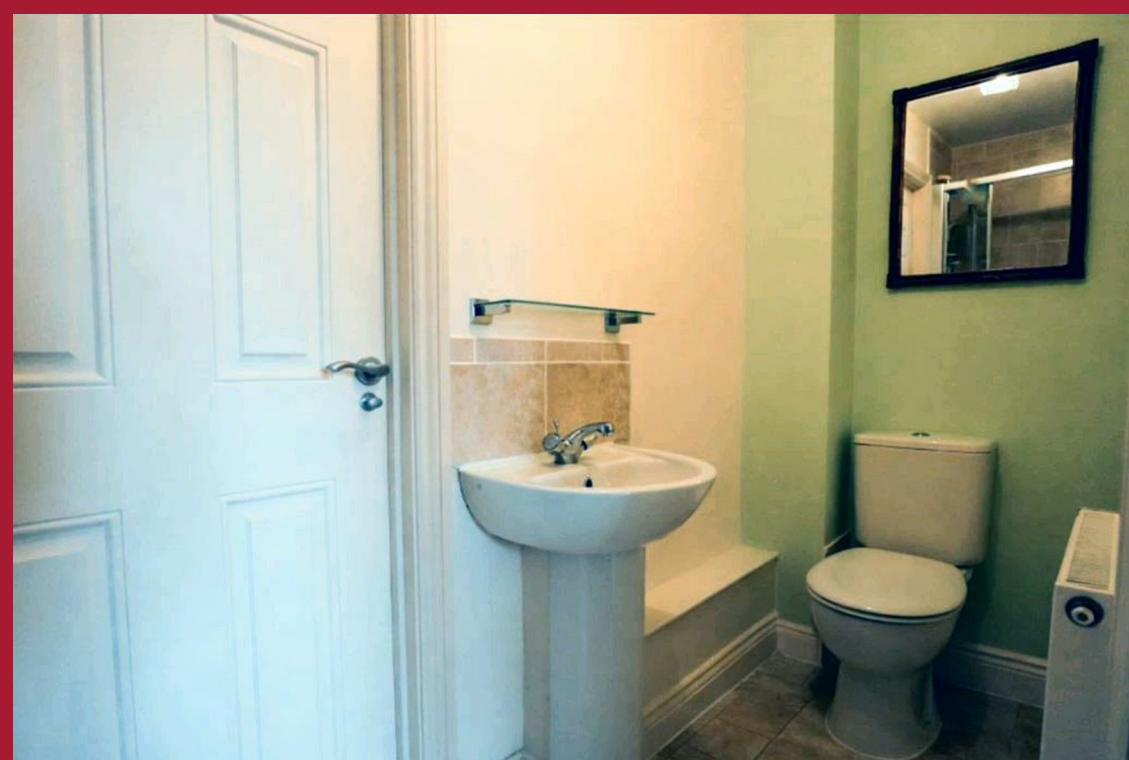
Money Laundering Regulations 2003

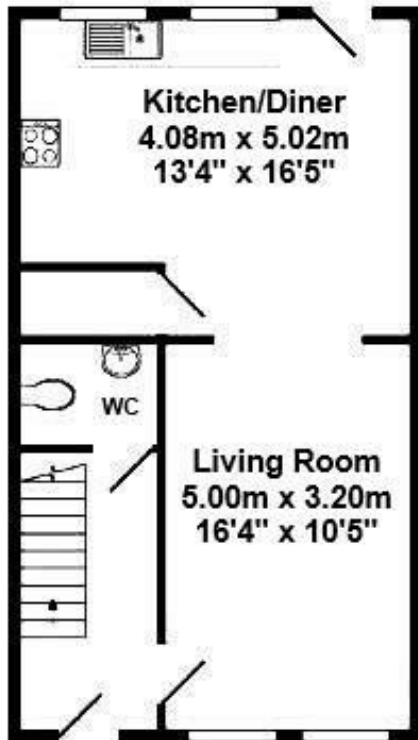
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.



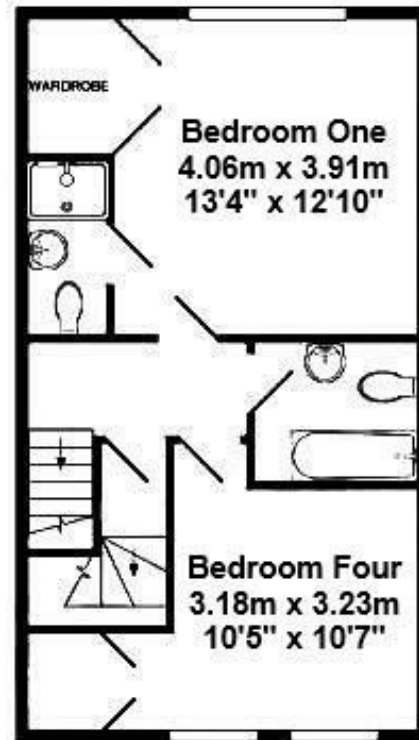




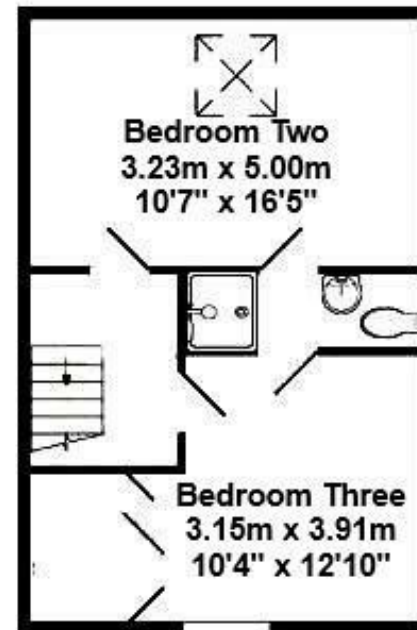




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to scale - for identification only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(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