



18 West Road, Oakham, Rutland, LE15 6LU
Offers Over £260,000



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18 West Road, Oakham, Rutland, LE15 6LU
Tenure: Freehold
Council Tax Band: B (Rutland County Council)



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Extended and much-improved Victorian middle-terrace house tastefully renovated throughout to provide a charming home with character close to town centre amenities and schools.

**** Sitting Room * Lounge/Diner * Kitchen * 2 Spacious Double Bedrooms * Bathroom * Shower Room * Single Garage * Good-size Rear Garden ****



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The beautifully presented accommodation benefits from gas central heating and full double glazing and features stylishly refitted kitchen, bathroom and shower room. The interior briefly comprises:

GROUND FLOOR: Entrance Hall, Bathroom, Kitchen, Lounge/Diner, Sitting Room; FIRST FLOOR: Master Bedroom with en-suite Shower Room, a further Double Bedroom.

OUTSIDE, there is a detached single Garage with two off-road parking spaces in front of it and a good-size, landscaped garden to the rear.

Early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

Front entrance door with transom leads to:

Sitting Room 3.66m x 3.48m (12'0" x 11'5")

Period-style fireplace with ornate tiled inset housing Victorian cast-iron open grate on raised tiled hearth, traditional alcove cupboard with display shelving above to side of fireplace, radiator, laminate flooring, window to front, door to Lounge/Diner.

Lounge/Diner 3.81m x 3.48m (12'6" x 11'5")

Feature Victorian cast-iron fireplace, radiator, traditional built-in cupboard with top boxes, further built-in cupboard, radiator, gloss tiled floor, stairs to first floor, window to rear, access to Kitchen.

Kitchen 3.53m x 2.11m (11'7" x 6'11")

Refitted in modern shaker style and featuring excellent range of units incorporating quartz worktops with upstand, inset sink with mixer tap and grooved drainer, base cupboards and drawers and matching eye-level wall cupboards, one of them housing Baxi boiler (serviced annually). Integrated appliances comprise fridge-freezer, Baumatic dishwasher and Hoover washing machine. There is space for range-style cooker with extractor hood above.

Fitted tall cupboard, gloss tiled floor, window to side, archway to Rear Hall.

Rear Hall

Radiator, gloss tiled floor, fitted wall shelving, internal door to Bathroom, external stable-style door to rear garden.

Bathroom

Refitted to feature panelled bath with shower above, mermaid boarding to surround and glass shower screen, vanity unit incorporating concealed-cistern WC, hand basin and storage beneath, gloss tiled floor, slimline chrome towel radiator and window to rear.

FIRST FLOOR

Landing

Loft access hatch, doors to Bedrooms.

Master Bedroom 3.81m x 3.48m (12'6" x 11'5")

Feature Victorian fireplace, two fitted double wardrobes, radiator, window to rear overlooking garden.

En-suite Shower Room 3.53m x 2.11m (11'7" x 6'11")

The spacious en-suite is refitted in contemporary style and features low-level WC, inset vanity hand basin with mixer tap and storage beneath, dressing table, large walk-in shower with mermaid boarding to surround, deluge shower and a further hand-held shower attachment, towel radiator, grey LVT flooring, shaver point and window to rear.

Bedroom Two 3.66m x 3.48m (12'0" x 11'5")

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

OUTSIDE

Gardens

To the front of the property, there is a small area of garden bounded by low-level brick walling with steps leading to the front door.

To the rear of the house, there is a good-size, fully enclosed garden which has been attractively landscaped to include concrete patio and log store immediately to the rear of the house, covered raised timber-decked seating area, lawn with stepping stones, raised bed and a further paved circular seating area towards the top of the garden.

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Detached Single Garage

Light and power, traditional vehicular double door.

The garage is accessed via a driveway which provides additional two off-road car parking spaces in front of it.

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
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

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

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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.

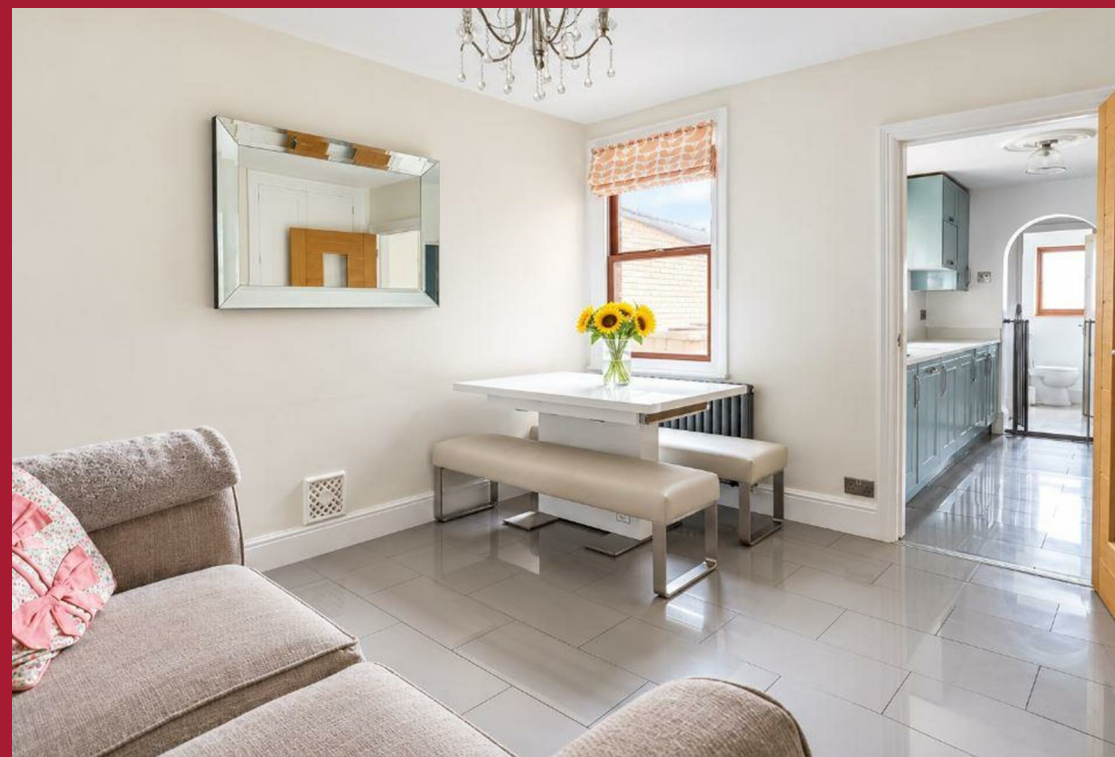
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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.

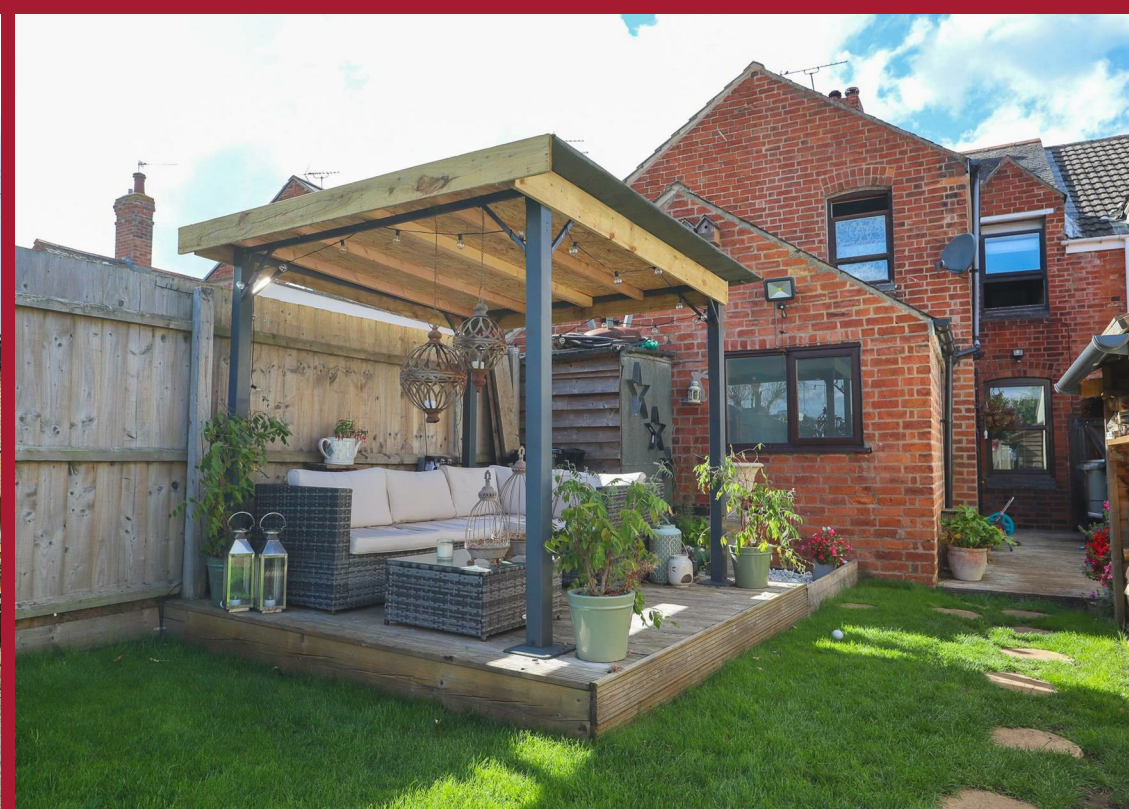
Money Laundering Regulations 2003

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.

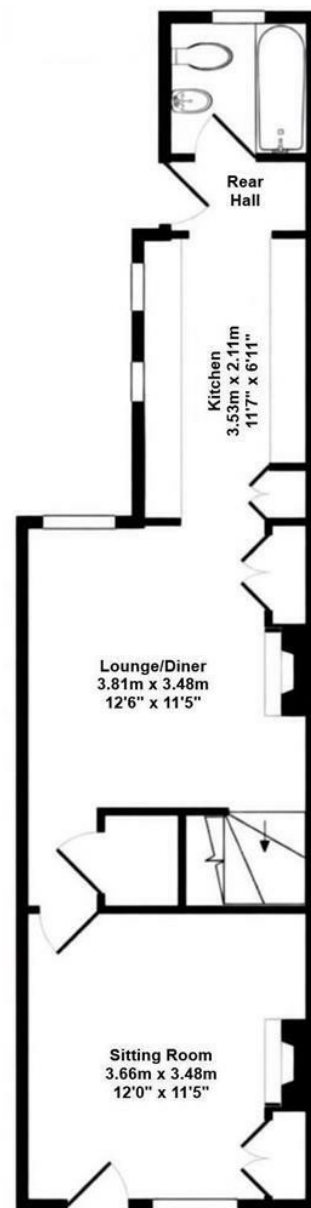




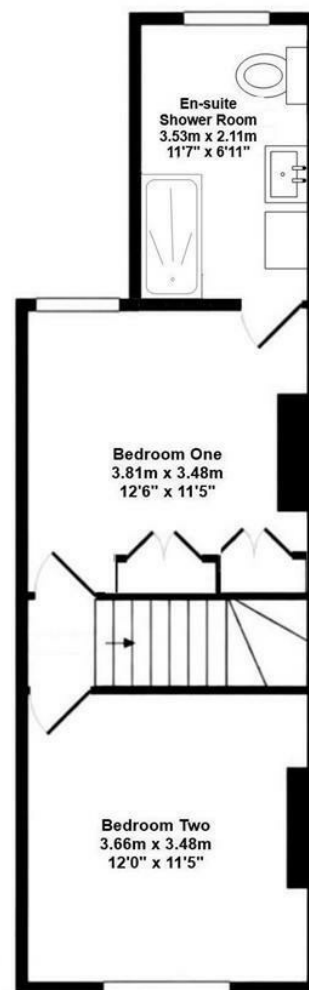








GROUND FLOOR



FIRST FLOOR

Not to scale - for identification purposes only



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		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) 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		
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