24 Beech Road, Oakham, Rutland, LE15 6DG

Offers In Excess Of £210,000

MURRAY

Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

24 Beech Road, Oakham, Rutland, LE15 6DG
Council Tax Band: B (Rutland County Council)
Tenure: Freehold

MURRAY
Chartered Surveyors & Estate Agents

DESCRIPTION

Middle-terrace house with large rear garden and outbuilding situated in an established residential area on the edge of Oakham.

With gas central heating and full double glazing, the property provides energy-efficient and well-maintained accommodation which would benefit from routine updating. The interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, WC, Sitting Room, Kitchen/Diner; FIRST FLOOR: three Bedrooms, Shower Room.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

UPVC entrance door, radiator, stairs leading to first floor.

WC

White suite comprising low-level WC and wall-mounted hand basin with tiled splashback, tiled floor, small window to front.

Sitting Room 5.33m x 3.40m max (17'6" x 11'2" max)

Gas fireplace, two radiators, wall-light points, dual-aspect windows to front and rear.

Kitchen/Diner 3.35m x 3.68m (11'0" x 12'1")

Range of fitted base and wall units, inset sink with mixer tap, tiled splashbacks, wall-mounted Worcester gas central heating boiler, radiator, window and external door to rear garden.

There is space and point for freestanding gas cooker and space with plumbing for washing machine and upright fridge-freezer.

FIRST FLOOR

Landing

Built-in airing cupboard, radiator, loft access hatch, window to front.

Bedroom One 3.00m x 4.60m (9'10" x 15'1")

Radiator, window overlooking rear garden.

Bedroom Two 2.87m x 3.20m (9'5" x 10'6")

Radiator, window overlooking rear garden.

Bedroom Three 2.26m x 3.43m + wardrobe (7'5" x 11'3" + wardrobe)

Built-in double wardrobe, radiator, window to front.

Shower Room 2.34m x 1.37m (7'8" x 4'6")

Refitted with contemporary white suite comprising low-level WC, pedestal hand basin and walk-in shower cubicle with Aqualisa shower.

Fully tiled splashbacks, heated towel rail, window to front.

OUTSIDE

Gardens

The front garden is bounded by hedge with hand-gated access and is laid to lawn with border.

To the rear, there is a fully enclosed garden of generous proportions, mainly laid to lawn with shrubs to borders and concreted area immediately to the rear of the house.

A hand gate leads to a shared side passageway providing external access to the garden.

Within the rear garden there is an attached brick Outbuilding.

Outbuilding

providing two useful stores:

Store (1) 2.18m x 1.57m (7'2" x 5'2")

Window and door to rear garden.

Store (2) 0.81m x 1.57m (2'8" x 5'2")

Door to rear garden.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

24 Beech Road, Oakham, Rutland, LE15 6DG
Council Tax Band: B (Rutland County Council)
Tenure: Freehold

MURRAY
Chartered Surveyors & Estate Agents

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

MURRAY
Chartered Surveyors & Estate Agents

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.

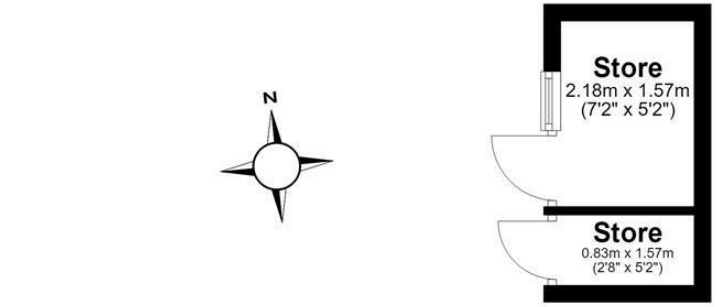
MURRAY

Chartered Surveyors & Estate Agents

Ground Floor

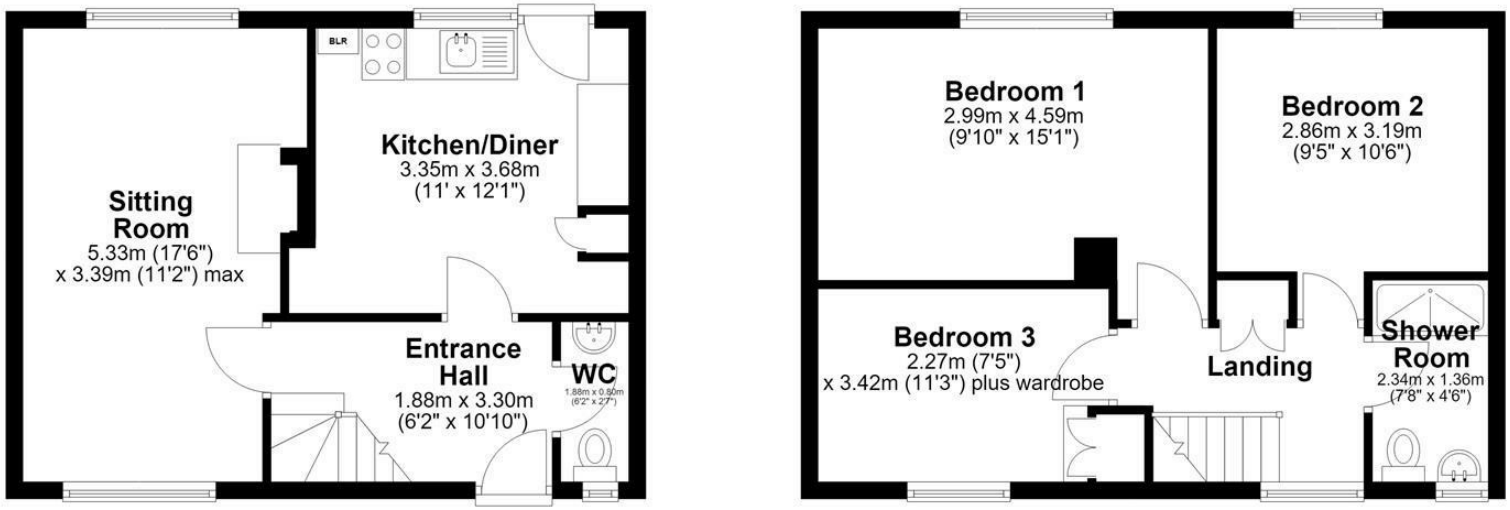
Main area: approx. 37.9 sq. metres (408.5 sq. feet)

Plus outbuildings, approx. 4.9 sq. metres (52.4 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.7 sq. feet)

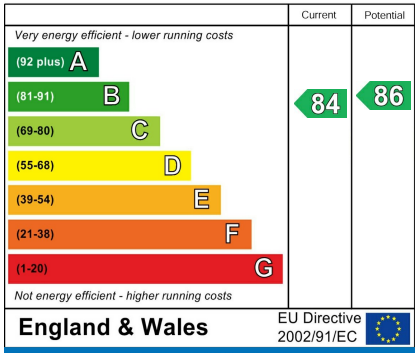
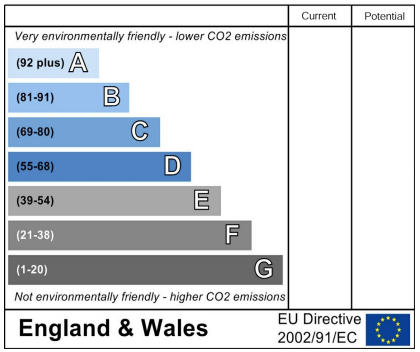


Main area: Approx. 80.0 sq. metres (861.2 sq. feet)

Plus outbuildings, approx. 4.9 sq. metres (52.4 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



Environmental Impact (CO_2) Rating