42 Braunston Road, Oakham, Rutland, LE15 6LD
Offers Over £175,000

MURRAY
Chartered Surveyors & Estate Agents

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42 Braunston Road, Oakham, Rutland, LE15 6LD
Tenure: Freehold
Council Tax Band: B (Rutland County Council)

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DESCRIPTION
Period middle-terrace house with two double bedrooms and a south-facing rear garden set within walking distance of Oakham town centre amenities and a popular primary school.

Benefiting from gas central heating and full double glazing, the property offers well-proportioned accommodation which briefly comprises:

GROUND FLOOR: Kitchen/Diner, Living Room with log-burning stove; FIRST FLOOR: two Double Bedrooms, Bathroom.

On-street parking (resident's permit required).

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR
The property is accessed via a shared side passage leading to the rear garden where a composite entrance door with double-glazed inset leads to:

Kitchen/Diner 3.68m min x 3.63m max (12'1" min x 11'11" max)
Range of fitted units incorporating roll-top work surfaces, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards.

Integrated appliances comprise Beko electric oven and 4-ring gas hob with stainless steel extractor above.

Wall-mounted Worcester gas central heating boiler, undercounter space with plumbing for washing machine, space for upright fridge-freezer.

Radiator, tiled splashbacks, laminate flooring, stairs leading to first floor, door to Living Room, understairs storage, window to rear garden.

Living Room 3.63m x 3.35m (11'11" x 11'0")
Log-burning stove set on raised hearth in fireplace with brick surround and timber mantel over, radiator, laminate flooring, window to front.

FIRST FLOOR

Landing
Large built-in airing cupboard, loft hatch with retractable ladder.

Bedroom One 4.65m x 3.33m (15'3" x 10'11")
Full-width range of built-in wardrobes, radiator, two windows to front.

Bedroom Two 3.63m max x 2.59m max (11'11" max x 8'6" max)
Radiator, window to rear.

Bathroom 2.18m x 1.47m (7'2" x 4'10")
White suite comprising low-level WC, pedestal hand basin and panelled bath with shower above. Tiled walls, tiled floor, chrome heated towel rail, extractor fan, window to rear.

OUTSIDE

Shared Side Passage
Traditional side passage with tiled floor linking front and rear of the property.

Garden
The long and fully enclosed rear garden enjoys southerly aspect and includes a gravelled terrace immediately to the rear of the house, lawn with border and a paved seating area with raised bed at the top of the garden.

The garden has 2 hand gates giving external access.

Store 1.55m x 1.42m (5'1" x 4'8")
Detached brick construction in the rear garden providing useful storage.

Parking
On-street parking (resident's permit 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

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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 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.

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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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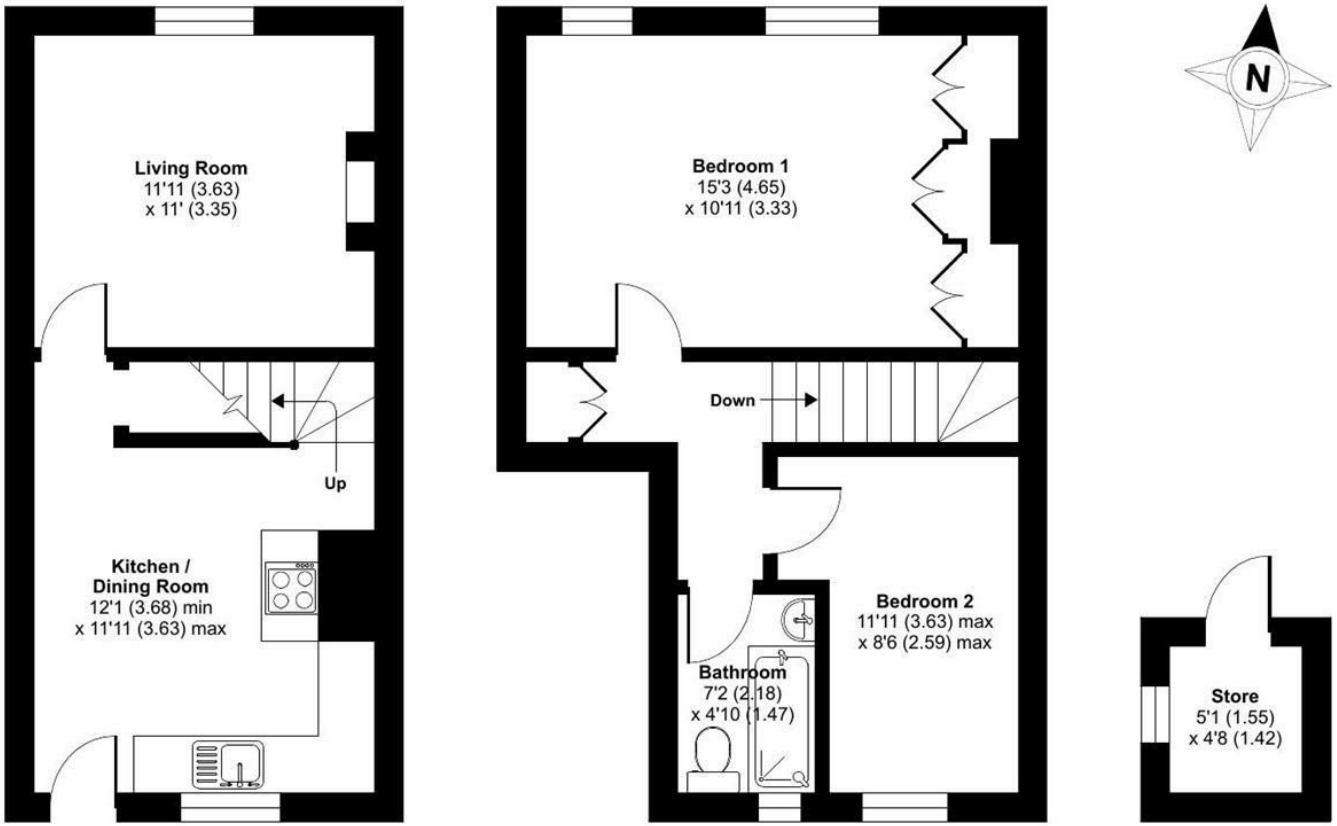
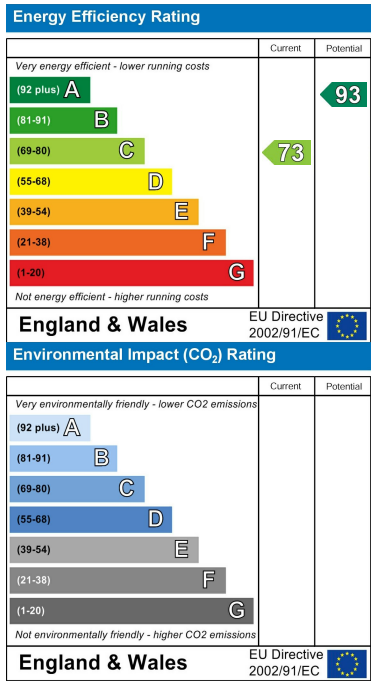
Approximate Area = 716 sq ft / 66.5 sq m
Store = 24 sq ft / 2.2 sq m
Total = 740 sq ft / 68.7 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Murray Chartered Surveyors and Estate Agents. REF: 1508044

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