



**8 Westfield Avenue, Oakham, Rutland, LE15 6PN**  
**Offers In Excess Of £240,000**

**MURRAY**

Chartered Surveyors & Estate Agents

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

## DESCRIPTION

Semi-detached house with off-road parking and good-size rear garden situated in an established residential area of Oakham within walking distance of the town centre.

The property offers accommodation with gas central heating which would benefit from a routine modernisation and updating. The interior briefly comprises:

GROUND FLOOR: Porch, Entrance Hall, Sitting Room with fireplace, Dining Room, Kitchen, Side Passage with Store Room and WC off; FIRST FLOOR: three Bedrooms, Bathroom.

The property is available with NO CHAIN.

## ACCOMMODATION

### GROUND FLOOR

#### Porch

UPVC double-glazed construction with main entrance door, dual aspect windows to front and internal door leading to:

#### Entrance Hall 3.25m x 2.03m (10'8" x 6'8")

Radiator, built-in cupboard housing fuse box, stairs to first floor, understairs storage cupboard, window to side.

#### Sitting Room 3.96m x 3.81m (13'0" x 12'6")

Period-style fireplace with raised hearth housing coal-effect gas fire, radiator, Everest double-glazed, aluminium-framed window to front, sliding wooden doors to Dining Room.

#### Dining Room 3.20m x 3.05m (10'6" x 10'0")

Radiator, Everest double-glazed, aluminium-framed sliding patio doors giving access to good-size rear garden, internal door to Kitchen.

#### Kitchen 3.91m incl pantry x 2.74m (12'10" incl pantry x 9'0")

Range of fitted units incorporating formica work surfaces, inset single drainer stainless steel sink with mixer tap, base cupboards and drawers and matching eye-level wall cupboards. Built-in Whirlpool 4-ring gas hob with extractor above and eye-level electric oven and grill.

Large built-in Pantry, undercounter Ideal gas-fired central heating boiler, radiator, UPVC double-glazed window overlooking rear garden, UPVC double-glazed door to Side Passage.

#### Side Passage 3.96m x 1.07m (13'0" x 3'6")

Tiled floor, internal doors to Store Room and WC, dual-aspect external doors to front and rear.

#### Store Room 3.07m x 1.52m (10'1" x 5'0")

Space and plumbing for washing machine, electrics connected, window to rear.

#### WC

Low-level WC, window to front.

## FIRST FLOOR

#### Landing

Loft access hatch, Everest double-glazed, aluminium-framed window to side.

#### Bedroom One 3.99m x 3.66m incl wardrobes (13'1" x 12'0" incl wardrobes)

Two fitted double wardrobes with sliding doors and top boxes, radiator, Everest double-glazed, aluminium-framed window to front.

#### Bedroom Two 3.20m x 3.66m incl wardrobe (10'6" x 12'0" incl wardrobe)

Built-in single wardrobe, radiator, Everest double-glazed, aluminium-framed window overlooking rear garden.

#### Bedroom Three 3.05m max x 2.21m (10'0" max x 7'3")

Large built-in storage cupboard, radiator, Everest double-glazed, aluminium-framed window to front.

#### Bathroom 1.70m x 2.16m plus cupboard (5'7" x 7'1" plus cupboard)

Three-piece suite comprising low-level WC, wall-mounted hand basin and panelled bath with Triton power shower above.

Tiled splashbacks, built-in airing cupboard housing hot water cylinder and slatted shelving, UPVC double-glazed window to rear.

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**Tenure: Freehold**

**Council Tax Band: B (Rutland County Council)**



## OUTSIDE

### Front Garden

The property is accessed via a brick-paved driveway providing off-road parking space for one car. Adjoining the driveway is an area of garden bounded by hedging.

### Rear Garden

The good-sized rear garden is fully enclosed and enjoys westerly aspect. The garden includes concrete and paved area running the width of rear elevation and lawn with borders.

## SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability:

Mobile signal availability:

Indoor: EE, Vodafone - voice and data likely; O2 -

voice likely, data limited; Three - voice and data likely;

Outdoor: EE, Vodafone, O2, Three - voice and data likely.

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

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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.

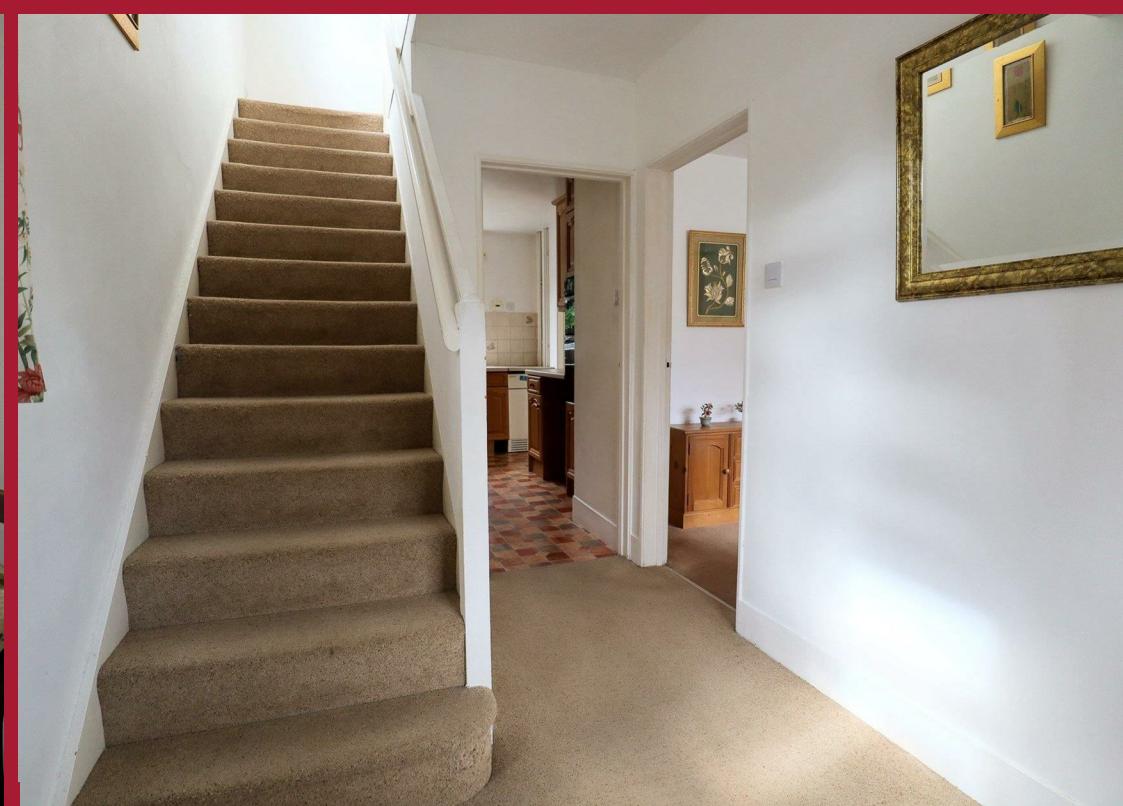
6. The information in these particulars is given

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.





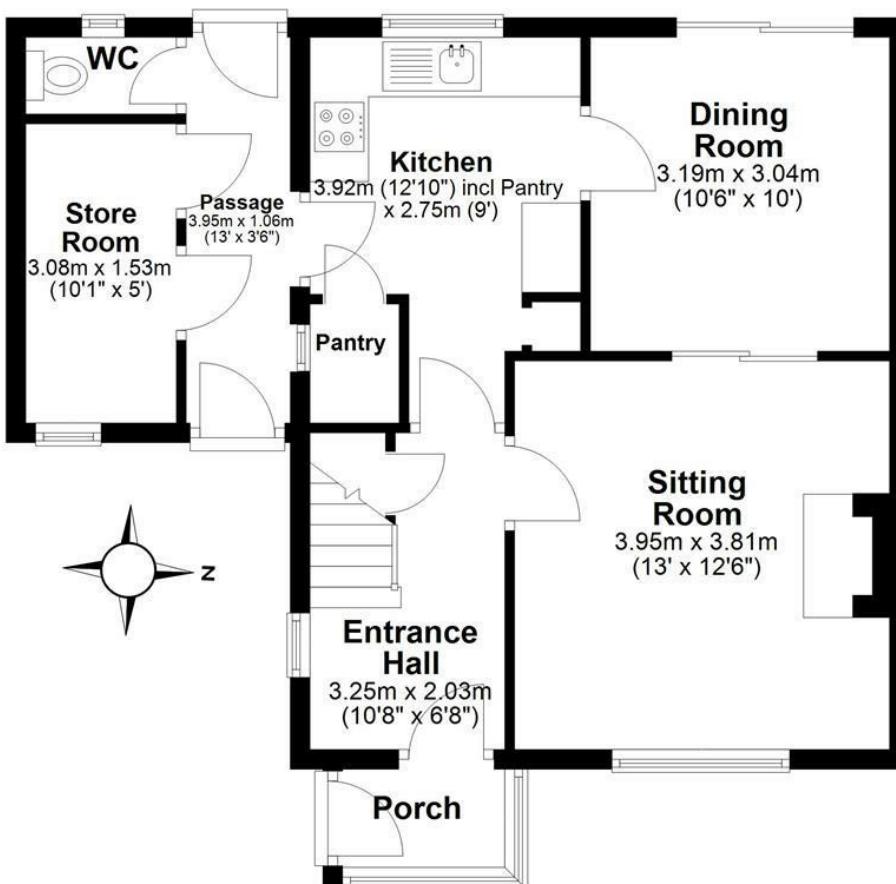




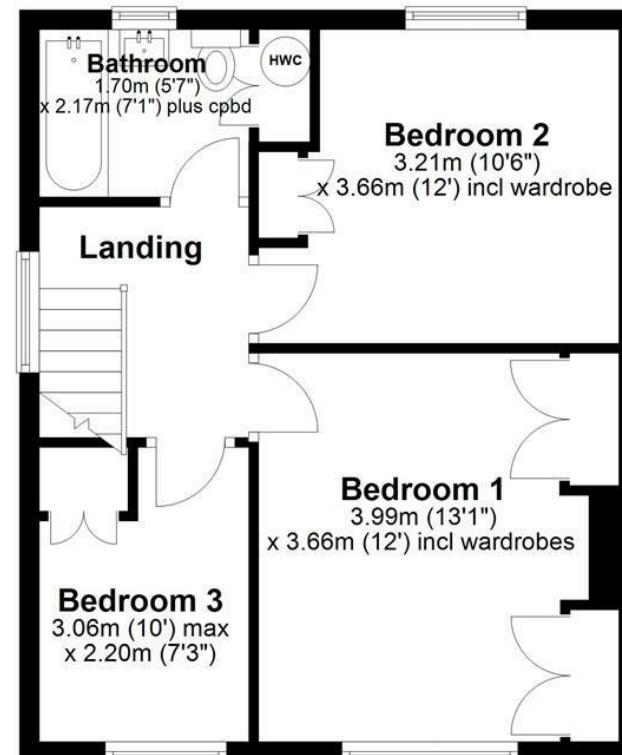


**Ground Floor**

Approx. 56.3 sq. metres (605.5 sq. feet)


**First Floor**

Approx. 43.2 sq. metres (465.1 sq. feet)



Total area: approx. 99.5 sq. metres (1070.7 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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	