



8 Chiltern Close, Oakham, Rutand, LE15 6NW
Guide Price £275,000



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DESCRIPTION

Well-presented detached house with integral single garage, off-road parking and established, private rear garden set in a popular residential area on the edge of Oakham.

The accommodation on offer benefits from new carpets, gas central heating and full double glazing and briefly comprises:

GROUND FLOOR: Entrance Porch, Lounge/Diner, Kitchen; FIRST FLOOR: three Bedrooms, Bathroom.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Double-glazed entrance door with side panel, window overlooking front garden, radiator in decorative cabinet, exposed brickwork, opening to:

Entrance Area

Stairs leading to first floor.

Lounge/Diner 6.20m x 3.33m (20'4" x 10'11")

Two radiators, wall-light points, window to front, sliding patio doors giving access to rear garden.

Kitchen 2.44m x 3.40m (8'0" x 11'2")

Modern fitted units incorporating granite-effect work surfaces with tiled splashbacks, inset single drainer stainless steel sink with mixer tap, base cupboards

and drawers and matching eye-level wall cupboards. Built-in appliances comprise fridge, electric oven and hob with extractor above. There is undercounter space and plumbing for washing machine.

Pantry/understairs cupboard, tiled floor, window overlooking rear garden, internal door to Lounge/Diner, half-glazed external door to side.

FIRST FLOOR

Landing

Built-in airing cupboard, loft access hatch.

Bedroom One 3.58m x 3.33m (11'9" x 10'11")

Built-in cupboard, radiator, window to front.

Bedroom Two 3.58m x 2.44m (11'9" x 8'0")

Radiator, window to front.

Bedroom Three 2.51m max x 3.86m (8'3" max x 12'8")

Radiator, window to rear.

Bathroom 1.70m ma x 2.87m (5'7" ma x 9'5")

White suite comprising low level WC, pedestal hand basin and panelled bath with Triton electric shower above. Tiled walls, timber-clad ceiling, radiator, window to rear.

OUTSIDE

Integral Single Garage 5.23m x 2.24m (17'2" x 7'4")

Light and over, up-and-over door, Baxi gas combi boiler.

Front Garden

The property is accessed via a driveway which gives access to the garage and provides additional off-road parking. Adjoining the driveway is an area of lawn.

A hand gate to the side of the house links front and rear of the property.

Rear Garden

The fully enclosed rear garden is privately screened by mature shrubs, bushes and conifers attractively and arranged to include an elevated seating area immediately to the rear of the house and lawn with well-stocked, shaped borders.

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

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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 C

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

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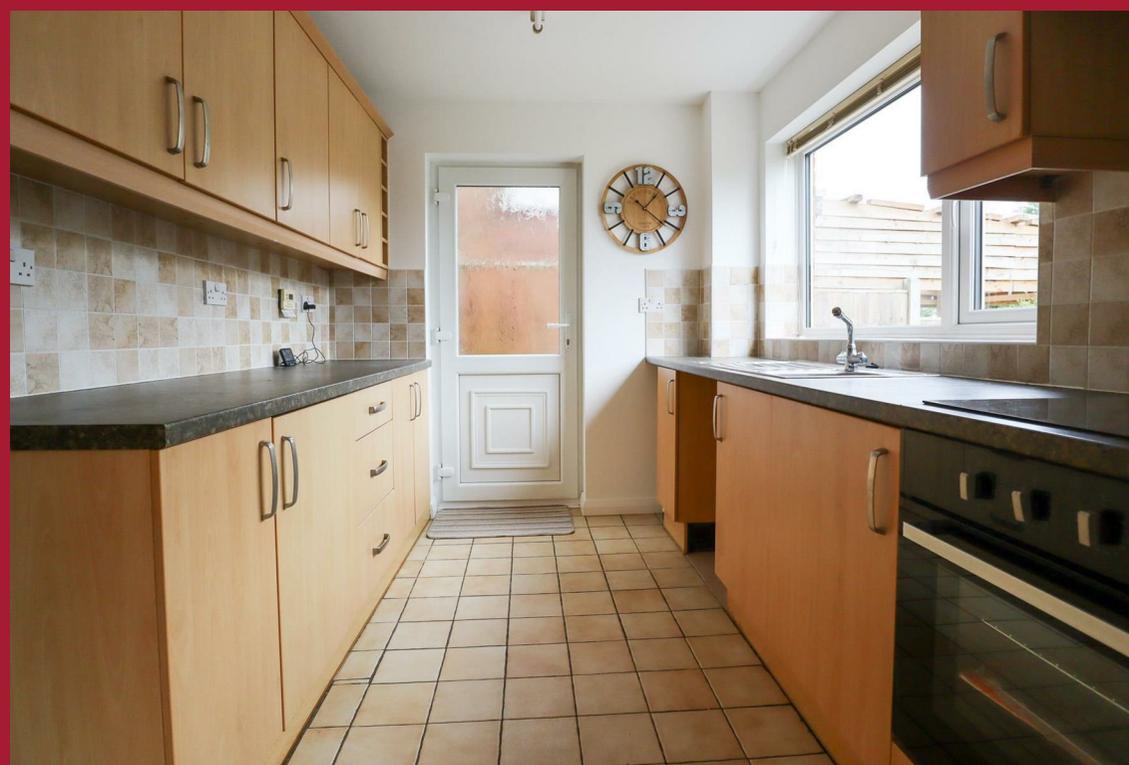
lessees in inspecting properties which have been sold, let or withdrawn.

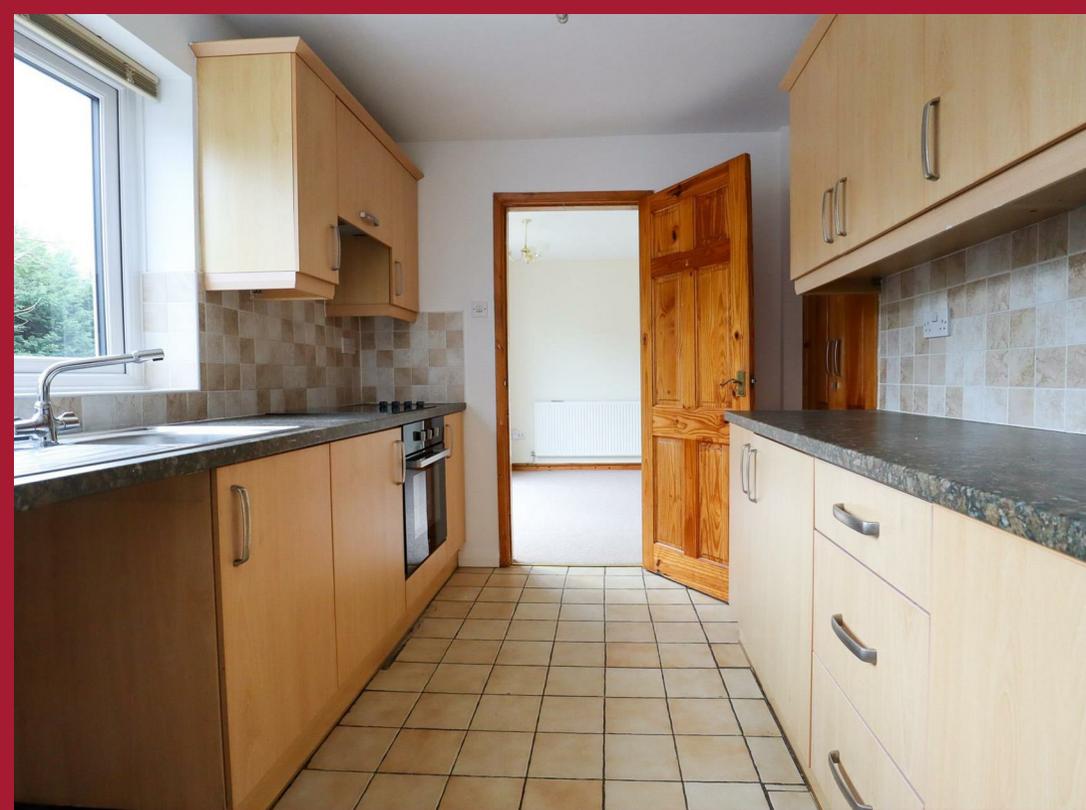
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.





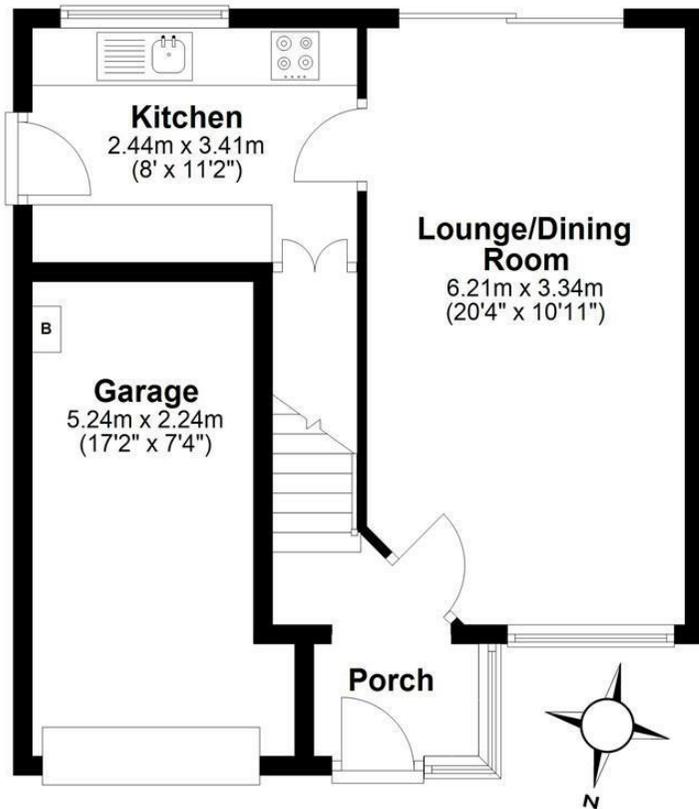




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Ground Floor

Main area: approx. 35.5 sq. metres (382.5 sq. feet)
Plus garages, approx. 12.8 sq. metres (138.2 sq. feet)

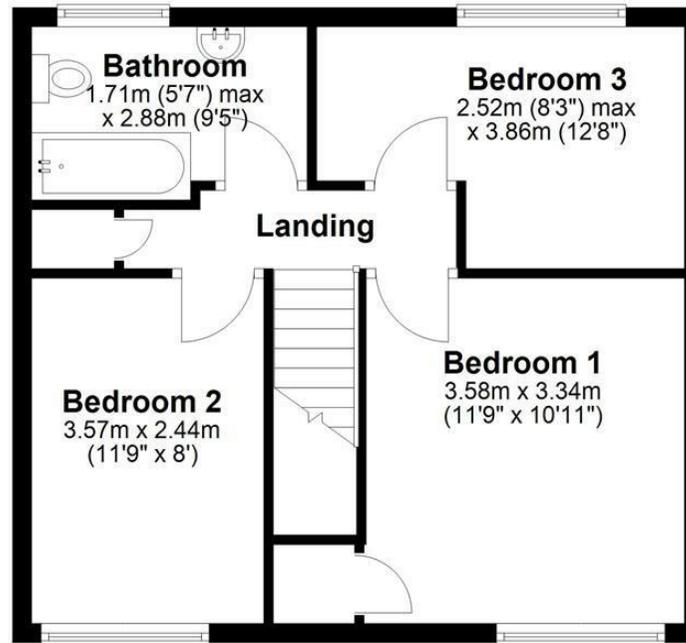


Main area: Approx. 77.8 sq. metres (837.0 sq. feet)
Plus garages, approx. 12.8 sq. metres (138.2 sq. feet)

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.

First Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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 (CO₂) 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		

England & Wales EU Directive 2002/91/EC