10 Greenfield Road, Oakham, Rutland, LE15 6PX

Asking Price £259,000

MURRAY

Chartered Surveyors & Estate Agents

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10 Greenfield Road, Oakham, Rutland, LE15 6PX
Tenure: Freehold
Council Tax Band: C (Rutland County Council)

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DESCRIPTION
Modern link-detached house with single garage, off-road parking space and fully enclosed rear garden situated in an established residential area on the edge of Oakham.

The property offers well maintained accommodation which would benefit from routine updating. with gas central heating and full double glazing, the accommodation is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Porch, Sitting Room, Dining Room, Kitchen; FIRST FLOOR: three Bedrooms (one of them currently used as a Dressing Room), Bathroom.

The property is available with NO ONWARD CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Porch 0.97m x 1.27m (3'2" x 4'2")
UPVC double glazed front entrance door, internal door to Sitting Room.

Sitting Room 3.10m x 4.42m (10'2" x 14'6")
Radiator, window to front elevation, door to Dining Room.

Dining Room 3.96m incl stairs x 2.21m (13'0" incl stairs x 7'3")
Radiator, galleried stairs to first floor, window to rear elevation with garden views, door to Kitchen.

Kitchen 3.00m x 2.16m (9'10" x 7'1")
Fitted white fronted floor and wall mounted units with grey formica work surfaces, inset 1.5 bowl single drainer sink, integrated electric oven and four ring gas hob, Baxi gas boiler.

Two undercounter appliance spaces, one of them with plumbing for washing machine.

Tiled splashbacks, window and external half glazed door to rear garden, access to Pantry (0.89m x 2.16m / 2'11" x 7'1") with fitted shelving.

FIRST FLOOR

Landing 2.79m x 1.91m (9'2" x 6'3")
Central stairs, roof access hatch, window to side elevation.

Bedroom One 3.00m + wardrobe x 2.49m (9'10" + wardrobe x 8'2")
Bult-in airing cupboard housing hot water cylinder, radiator, window to rear elevation.

Bedroom Two 3.12m + wardrobe x 2.49m (10'3" + wardrobe x 8'2")
Radiator, recess for clothes storage, window to front.

Bedroom Three/Dressing Room 2.21m x 1.88m (7'3" x 6'2")
Four fitted double wardrobes, radiator, window to front elevation.

Bathroom 2.11m x 1.88m (6'11" x 6'2")
White suite comprising low level WC, pedestal hand basin and panelled bath with wall mounted Mira shower above and concertina shower screen. Radiator, fully tiled splashbacks, window to rear elevation.

OUTSIDE

Attached Single Garage 5.69m x 2.49m (18'8" x 8'2")
Up and over door, personnel door to the rear garden.

Front Garden
The property is accessed via tarmac driveway which leads to the garage and provides additional parking space for one car.

Adjoining the driveway is an area of attractively hard-landscaped, open-plan garden with inset trees and pathway leading to the front door.

Rear Garden
The fully enclosed rear garden has been landscaped to include paved patio area adjoining the rear elevation, a gravelled terrace, area of lawn and established borders.

SERVICES
Mains electricity
Mains water supply
Mains sewerage
Gas central heating

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

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

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expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

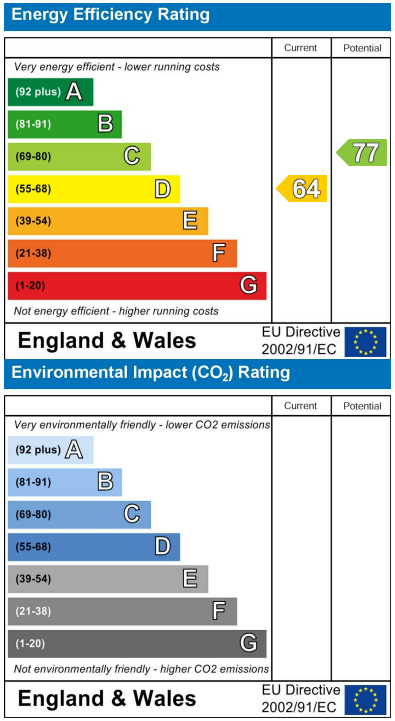
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.

LOVE



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