



**8 Burley Road, Langham, Rutland, LE15 7HY**  
**Offers In Excess Of £175,000**



Chartered Surveyors & Estate Agents

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**8 Burley Road, Langham, Rutland, LE15 7HY**  
**Tenure: Freehold**  
**Council Tax Band: C (Rutland County Council)**



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## DESCRIPTION

End-terrace house in need of general modernisation and refurbishment situated in a desirable village only 2 miles from the county town of Oakham.

The well-proportioned accommodation has gas central heating and full double glazing and briefly comprising:

GROUND FLOOR: Sitting Room, separate Dining Room, Kitchen, Rear Hall, WC; FIRST FLOOR: two Double Bedrooms, Bathroom.

On-street parking (no permit required).

The property is available with NO CHAIN.

## ACCOMMODATION

Double-glazed front entrance door gives access to:

### **Sitting Room 3.33m x 3.20m (10'11" x 10'6")**

Art Deco tiled fireplace surround, radiator, window to front, door to Dining Room.

### **Dining Room 3.30m x 3.20m max (10'10" x 10'6" max)**

Art Deco tiled fireplace surround, storage cupboards to side of fireplace, radiator, window to rear, door to stairs to first floor, door to Kitchen.

### **Kitchen 4.06m x 1.78m (13'4" x 5'10")**

Fitted floor- and wall-mounted units, inset sink, space and plumbing for washing machine, space and point for freestanding cooker, frosted window to side.

## Rear Hall

Part-glazed external door to Rear Porch, door to WC.

## WC

Fitted low-level WC, window to rear.

## FIRST FLOOR

### Landing

Doors to the two Bedrooms, loft access hatch.

### **Bedroom One 3.33m x 3.20m (10'11" x 10'6")**

Built-in cupboard, radiator, window to front.

### **Bedroom Two 3.33m x 3.25m (10'11" x 10'8")**

Built-in cupboard, radiator, window to rear, door to Bathroom.

### **Bathroom 3.05m x 1.83m (10'0" x 6'0")**

Pink suite comprising low-level WC, pedestal hand basin with tiled splashback and panelled bath with Triton shower above and tiled surround, large cupboard housing Vaillant gas central heating boiler, radiator, window to rear.

## OUTSIDE

### Gardens

The front garden is bounded by low-level brick walling with traditional hand gate.

A further hand gate leads to a mainly paved area to the side of the house which, in its turn, gives access to the rear garden (currently overgrown).

## 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: EE, Three - voice and data limited; O2 - voice limited, data - none; Vodafone - none;  
Outdoor: EE, Three, O2, 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.

## LANGHAM

Langham is a Rutland village 2 miles to the north-west of Oakham. In the village there is a school, church and a public house.

There are other facilities which can be found in Oakham including a range of shops, schools, doctors, dentists, opticians etc.

For commuters there is a British Rail station at Oakham where there are services to Leicester, Birmingham and Peterborough and from the latter

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there is a good train service to London, King's Cross. Langham is also within driving distance of a number of centres including Leicester, Melton Mowbray, Peterborough, Corby and Kettering.

Sporting facilities in the area include football, cricket, rugby, golf, tennis and bowls, all of which are available within a few miles. Rutland Water is a man-made reservoir and there one can enjoy leisure pursuits including fishing, windsurfing, sailing, cycling or just a stroll around the shores of the lake.

#### **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.

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.

















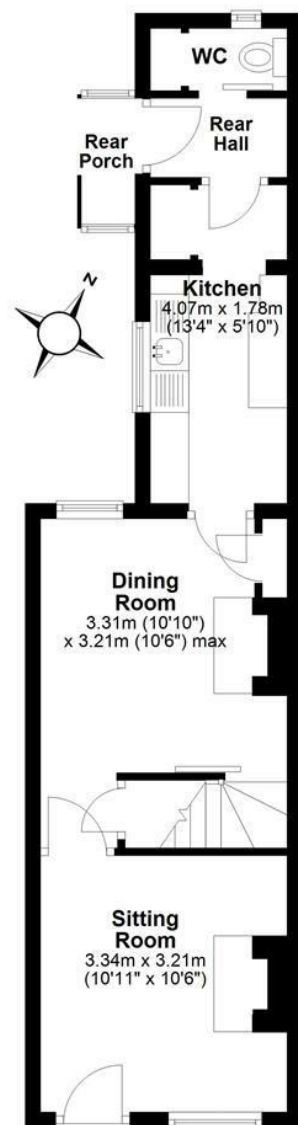




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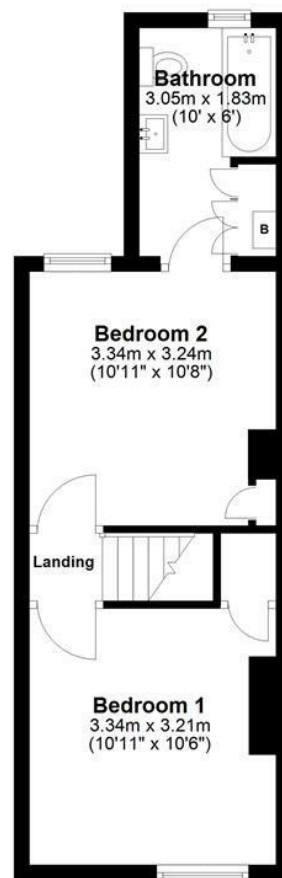
## Ground Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



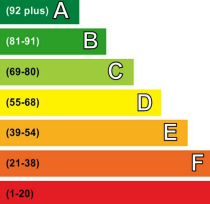


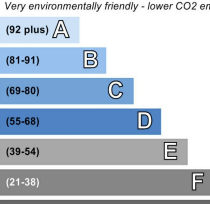

## First Floor

Approx. 30.9 sq. metres (332.3 sq. feet)



Total area: approx. 68.5 sq. metres (737.7 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                     |  |                            | 87  |
| (92 plus) <b>A</b>  |  |   |  |
| (81-91) <b>B</b>  |  |   |  |
| (69-80) <b>C</b>  |  |   |  |
| (55-68) <b>D</b>  |  |   |  |
| (39-54) <b>E</b>  |  |   |  |
| (21-38) <b>F</b>  |  |   |  |
| (1-20) <b>G</b>   |  |   |  |
| Not energy efficient - higher running costs                     |  |   |  |
| <b>England &amp; Wales</b>                                      |  | 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) <b>A</b>  |  |   |  |
| (81-91) <b>B</b>  |  |   |  |
| (69-80) <b>C</b>  |  |   |  |
| (55-68) <b>D</b>  |  |   |  |
| (39-54) <b>E</b>  |  |   |  |
| (21-38) <b>F</b>  |  |   |  |
| (1-20) <b>G</b>   |  |   |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |   |  |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC  |  |