



25 Willow Crescent, Oakham, Rutland, LE15 6EQ
Offers Over £210,000



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25 Willow Crescent, Oakham, Rutland, LE15 6EQ

Tenure: Freehold

Council Tax Band: B (Rutland County Council)



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DESCRIPTION

Extended end-terrace house with off-road parking and mature rear garden situated in a popular residential area on the edge of Oakham.

With gas-fired central heating system, solar panels (owned by the property) and full double glazing, the accommodation would benefit from routine modernisation and updating and briefly comprises:

GROUND FLOOR: Entrance Hall, WC, Sitting Room with feature fireplace, Dining Room, Conservatory, Kitchen; FIRST FLOOR: three Bedrooms, Shower Room, separate WC.

OUTSIDE there is a driveway providing parking for one car and an area of lawned garden screened by bushes to the front and an established, fully enclosed garden with outside tap and shed to the rear.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

The main access to the property is from the side elevation.

Entrance Hall 2.34m x 1.83m (7'8" x 6'0")

UPVC double-glazed entrance door with matching glazed side panel, radiator, stairs to first floor.

WC 0.76m x 1.83m (2'6" x 6'0")

White suite comprising low-level WC and corner hand basin with tiled splashback.

Sitting Room 4.09m x 4.98m (13'5" x 16'4")

Feature gas fire set in wooden surround, radiator, understairs storage cupboard, wall-light points, bay window to front.

Dining Room 3.96m incl cpbd x 3.05m (13'0" incl cpbd x 10'0")

Full-width range of fitted cupboards with sliding doors, radiator, wall-light points, archway to Conservatory, access to Kitchen.

Conservatory 2.95m x 3.05m (9'8" x 10'0")

Wall-mounted heater, dual-aspect windows, wall-light points, French doors giving access to rear garden.

Kitchen 3.71m x 1.83m (12'2" x 6'0")

Range of floor and wall-mounted units, inset 1.5-bowl single drainer stainless steel sink with mixer tap, built-in Beko electric oven and Electrolux four-ring gas hob with extractor fan above, undercounter space and plumbing for washing machine.

Tiled splashbacks, space for upright fridge-freezer, dual-aspect windows to side and rear.

FIRST FLOOR

Landing

Built-in airing cupboard with double louvre doors housing hot water cylinder and slatted shelving, window to side.

Bedroom One 3.96m incl wardrobes x 3.40m max (13'0" incl wardrobes x 11'2" max)

Built-in wardrobes with top boxes, radiator, window to rear.

Bedroom Two 4.09m x 2.41m (13'5" x 7'11")

Built-in double wardrobe with top boxes, radiator, hatch with retractable ladder leading to loft, window to front.

Bedroom Three 2.44m x 2.49m (8'0" x 8'2")

Built-in cupboard, radiator, window to front.

Shower Room 1.75m x 1.63m max (5'9" x 5'4" max)

Fitted pedestal hand basin and walk-in shower cubicle with Mira shower, partially tiled walls, electric towel radiator, window to rear.

WC 1.37m x 0.81m (4'6" x 2'8")

White fitted low-level WC, window to side.

OUTSIDE

Front Garden

The property is accessed via a driveway which provides off-road parking for one car. Adjoining the driveway is an area of lawn screened by mature hedging.

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

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Rear Garden

To the side of the house there is an enclosed, paved area for bin storage, etc. which leads to the rear garden.

The fully enclosed rear garden is privately screened by mature trees, shrubs and bushes. The garden has been arranged to include a paved patio immediately to the rear of the house, lawn and borders stocked with an array of shrubs, bushes, trees and flowering plants.

Outside tap, large shed.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating
Solar panels (belong to the property)

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

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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.





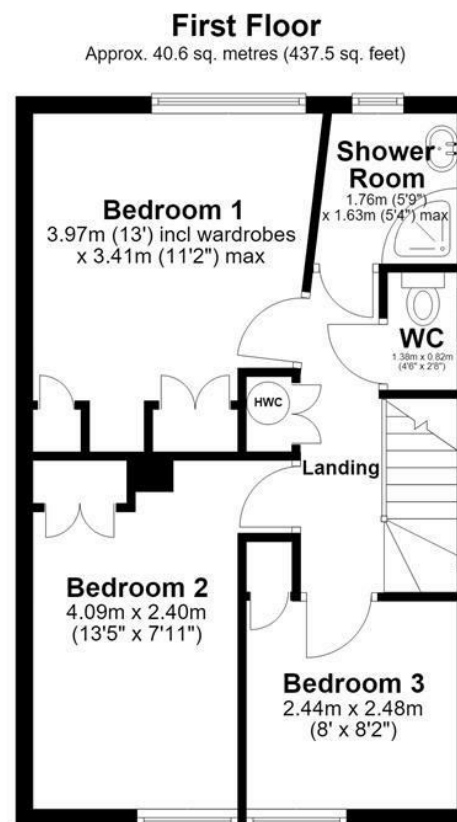
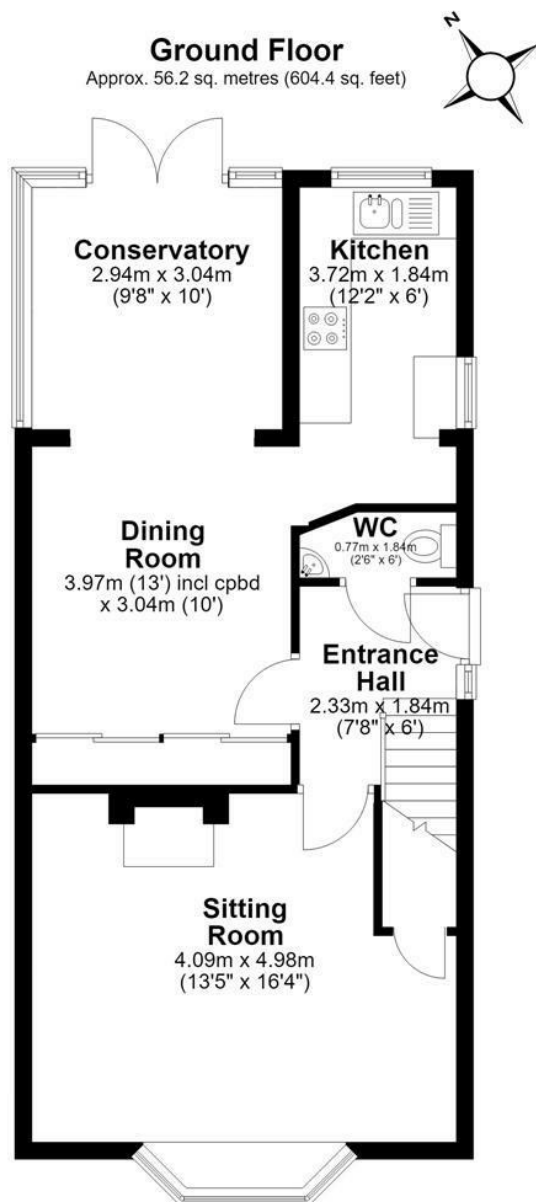








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Total area: approx. 96.8 sq. metres (1042.0 sq. feet)

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		
(69-80) C		
(55-68) D		76
(39-54) E	64	
(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