



MURRAY

5 Balmoral Road, Oakham, Rutland, LE15 6RT
£285,000

MURRAY

Chartered Surveyors & Estate Agents

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

5 Balmoral Road, Oakham, Rutland, LE15 6RT
Tenure: Freehold
Council Tax Band: D (Rutland County Council)



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DESCRIPTION

Detached house with garage, off-road parking and beautifully landscaped rear garden situated in an established residential area of Oakham within walking distance of the town centre.

The property, currently requiring routine modernisation and updating, provides flexible, two-storey accommodation with lots of potential. Benefiting from gas central heating, the accommodation briefly comprises:

GROUND FLOOR: Entrance Porch, Entrance Hall, Lounge/Diner, Kitchen, Double Bedroom, Bathroom, separate WC;

FIRST FLOOR: two Double Bedrooms, both with access to WC.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Porch 1.17m x 1.85m (3'10" x 6'1")

UPVC double-glazed entrance door with opaque glazed side panel, double-glazed sliding doors leading to:

Entrance Hall

Radiator, open-tread staircase to first floor, internal door to attached Garage.

Open-plan Sitting Room & Dining Area:

Sitting Room 3.51m x 3.05m (11'6" x 10'0")

Electric fire with stone surround, radiator, wall-light points, picture window to front.

Dining Area 2.49m x 4.75m (8'2" x 15'7")

Radiator, picture window providing private outlook over rear garden.

Kitchen 2.49m x 3.35m max (8'2" x 11'0" max)

Fitted base and wall-mounted units, inset single drainer stainless steel sink, tiled splashbacks, space for cooker, space and plumbing for washing machine, radiator, serving hatch to Dining Area, extractor fan, window and external part-glazed door to rear garden.

Bedroom Three 4.09m x 2.92m (13'5" x 9'7")

Radiator, wall-light point, picture window to front.

Bathroom 2.44m x 1.68m (8'0" x 5'6")

Two-piece suite comprising bath and pedestal hand basin, tiled walls, heated towel rail, window to side.

WC 1.52m x 0.89m (5'0" x 2'11")

Fitted low-level WC, window to rear.

FIRST FLOOR

Landing

Radiator, wall-light point, access to large, boarded loft space (6.04m x 3.19m max/19'10" x 10'6" max), window overlooking rear garden.

Bedroom One 2.95m max x 6.25m + wardrobes (9'8" max x 20'6" + wardrobes)

Two built-in wardrobes, radiator, wall-light point, window to front, door to Jack-and-Jill WC.

Jack-and-Jill WC

Two-piece suite comprising low-level WC and pedestal hand basin, tiled walls, large built-in cupboard housing Worcester gas central heating boiler, further large storage cupboard, window to side.

Bedroom Two

Built-in double wardrobe, built-in airing cupboard housing hot water tank, radiator, loft access hatch, window with views over rear garden, door to Jack-and-Jill WC.

OUTSIDE

Attached Single Garage

Light and power, electric up-and-over door, window to side.

Front Garden

The property is accessed via a shaped brick-paved driveway which leads to the garage and provides additional off-road space. Adjoining the driveway is an area of lawn with hedge and conifer boundary.

Rear Garden

The very well maintained rear garden is fully enclosed by established hedge boundary and has been beautifully landscaped to feature a paved patio area running the width of the rear elevation, lawn with

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paved circular feature, mature tree and inset bed stocked with specimen shrubs, bushes and plants, attractively ivy topiary and a deep border stocked with flowering plants at the top of the garden.

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:
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 D
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

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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.

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.

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.

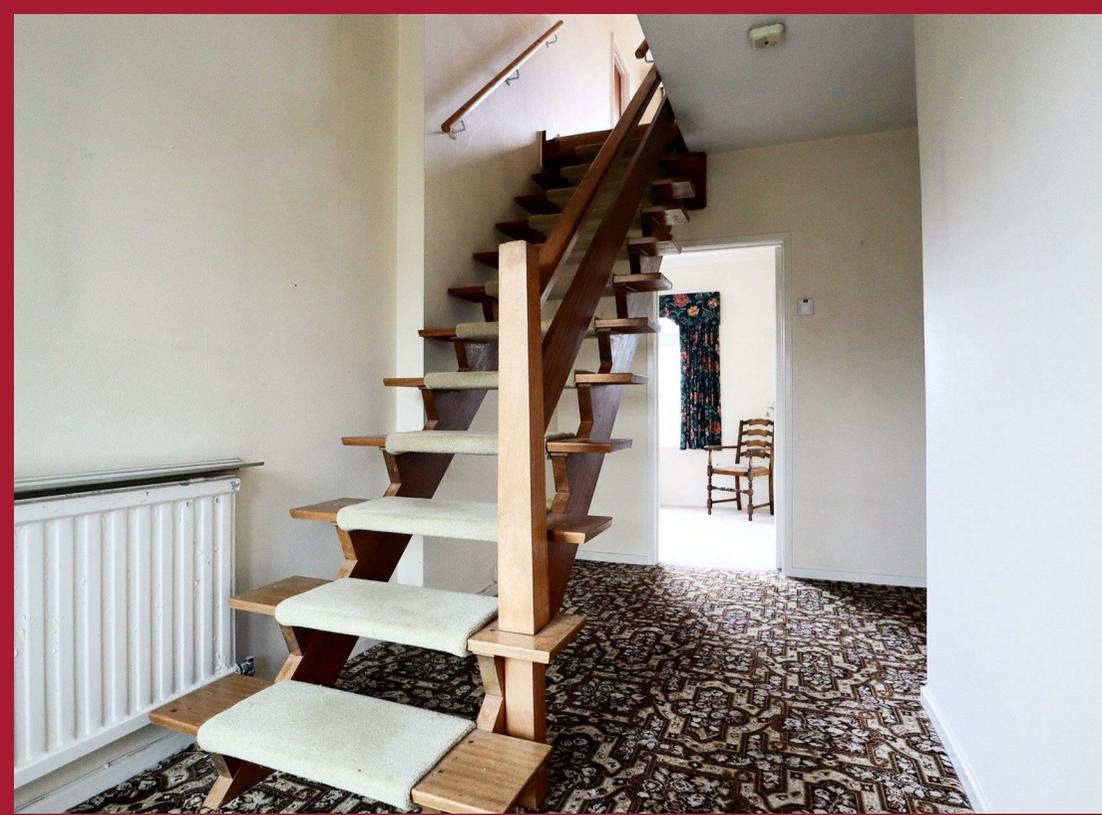
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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.

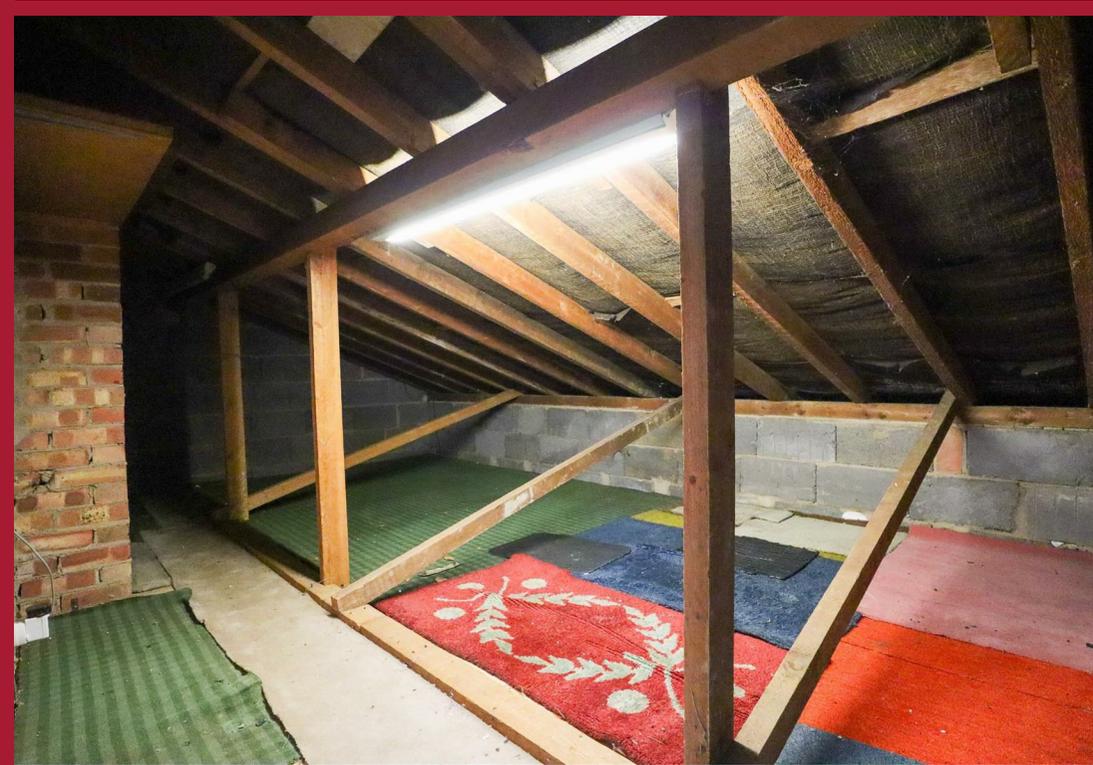
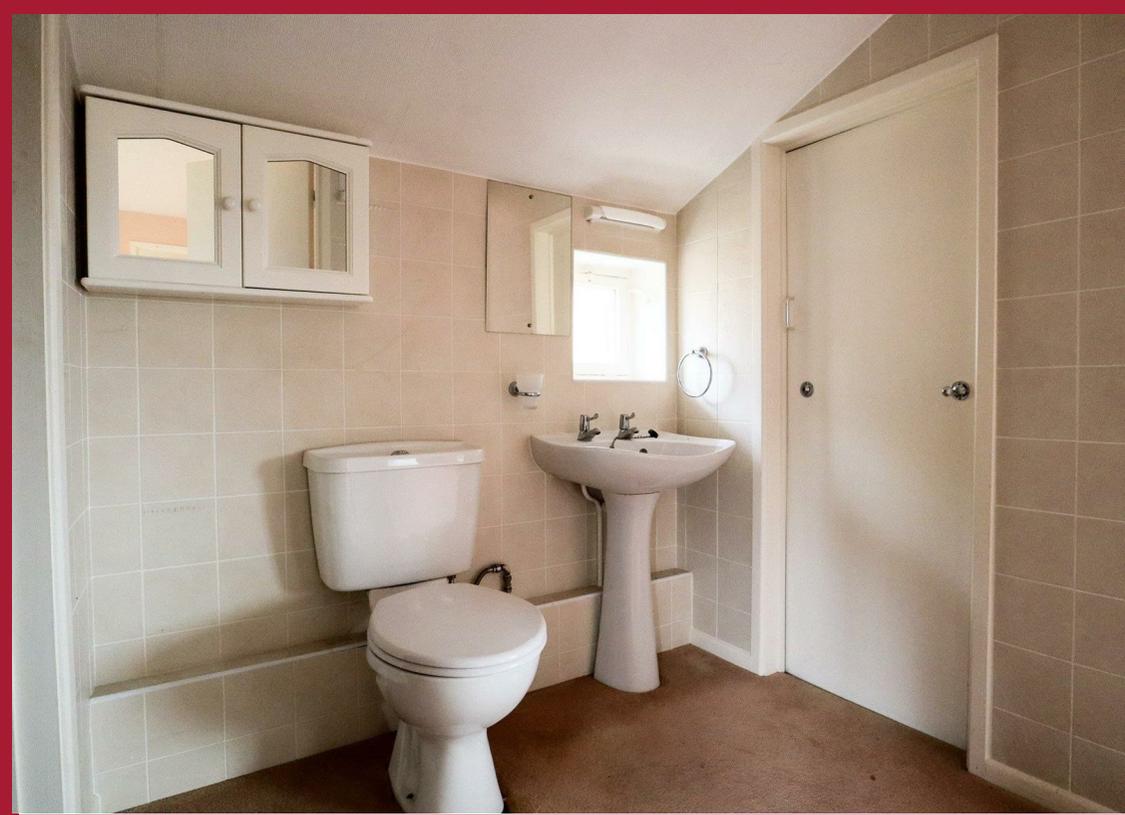
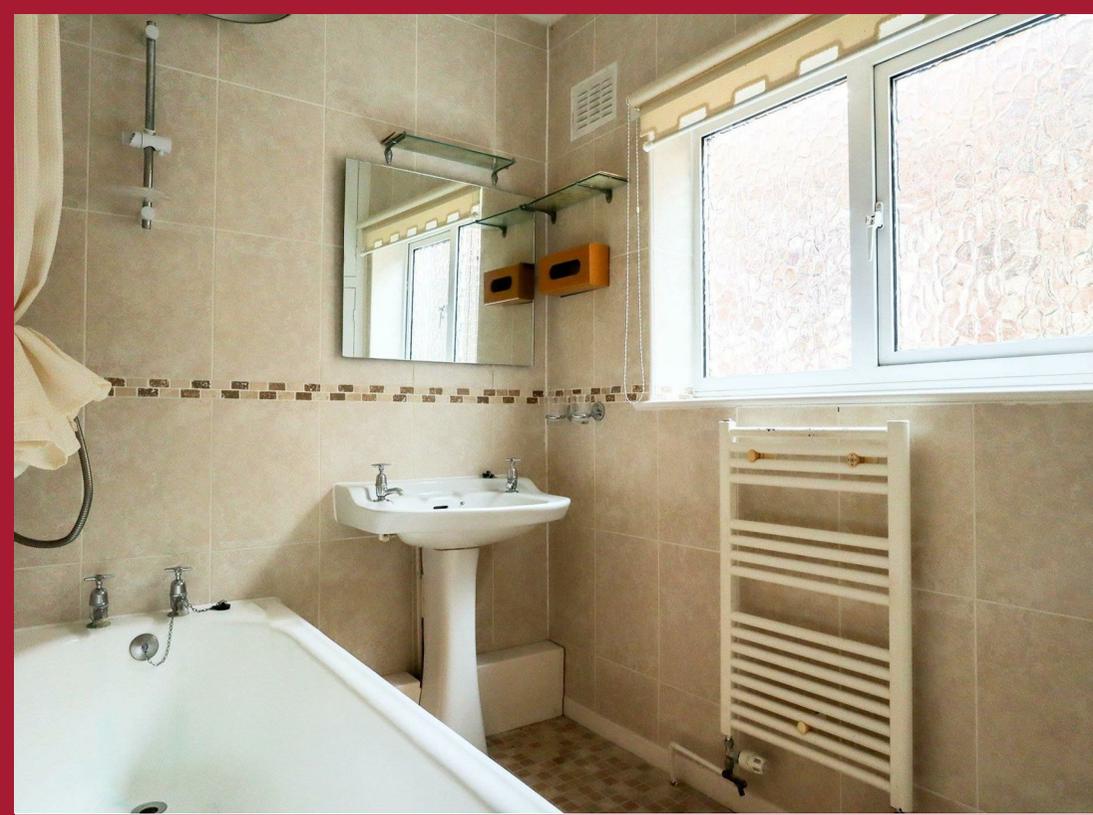
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003













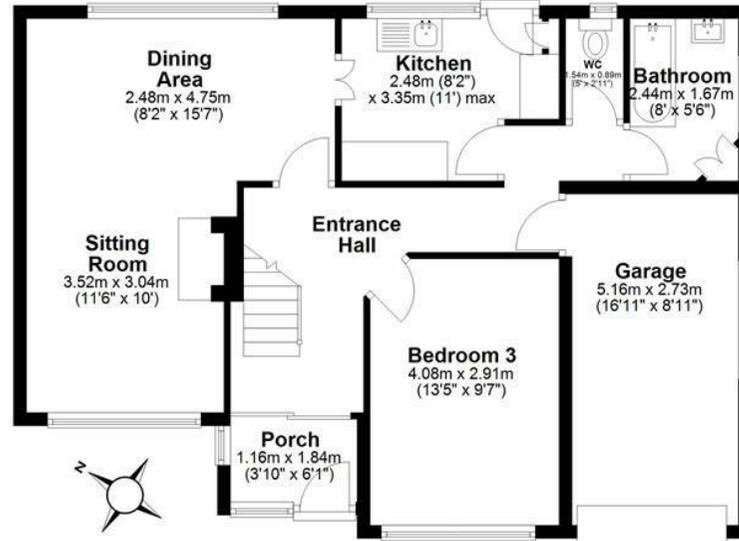




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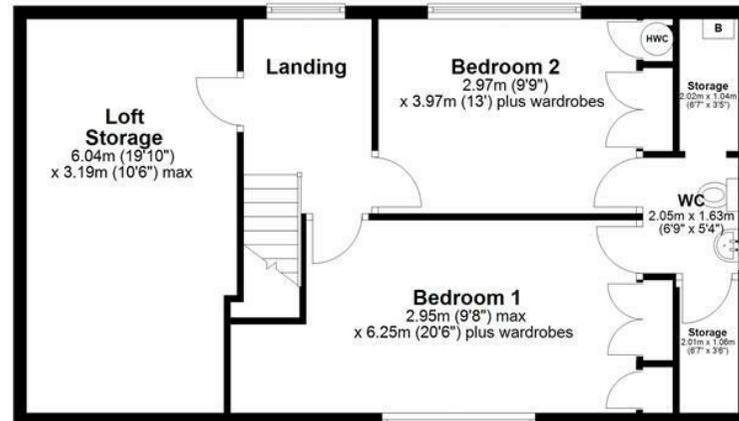
Ground Floor

Main area: approx. 64.1 sq. metres (690.5 sq. feet)
Plus garages, approx. 14.1 sq. metres (151.6 sq. feet)



First Floor

Main area: approx. 46.2 sq. metres (497.0 sq. feet)
Plus loft storage, approx. 19.0 sq. metres (204.5 sq. feet)



Main area: Approx. 110.3 sq. metres (1187.5 sq. feet)

Plus garages, approx. 14.1 sq. metres (151.6 sq. feet)
Plus loft storage, approx. 19.0 sq. metres (204.5 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		
(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