



14 Snelston Close, Oakham, Rutland, LE15 6FQ
Guide Price £245,000



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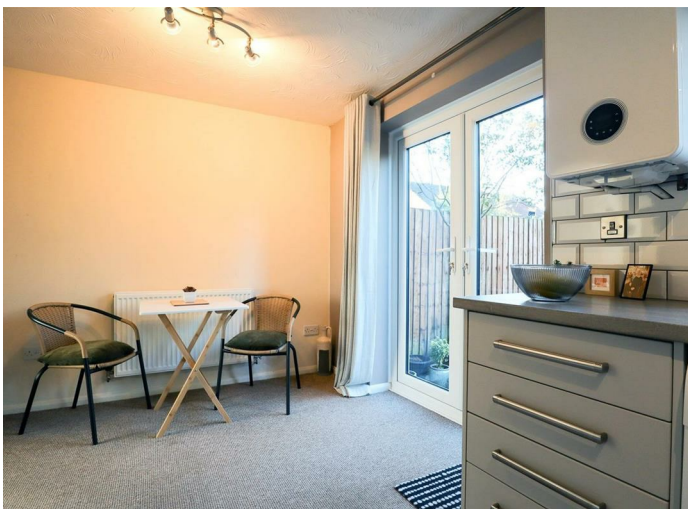
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Much improved modern middle-terrace property with two off-road parking spaces and hard-landscaped rear garden situated in a popular residential area of Oakham.



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Benefiting from gas fired central heating system (new combi boiler installed approx. 2 years ago) and full UPVC double glazing (approx. 2 y.o.), the property features stylishly refitted kitchen, WC and bathroom.

The interior briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Sitting Room, Kitchen/Diner; FIRST FLOOR: two Bedrooms, Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double-glazed entrance door, radiator, laminate floor, stairs leading to first floor.

Cloakroom/WC 0.79m x 1.42m (2'7" x 4'8")

Refitted with contemporary white suite comprising low-level WC and rectangular hand basin with vanity cupboard beneath. Half-tiled walls, tiled floor.

Sitting Room 3.25m x 3.68m max (10'8" x 12'1" max)

Radiator, under-stairs store cupboard, wall-light point, window to front, archway to Kitchen/Diner.

Open-plan Kitchen/Diner 2.49m x 4.75m (8'2" x 15'7")

comprising:

Kitchen Area 2.49m x 2.51m (8'2" x 8'3")

Recently refitted with a range of stylish, contemporary units incorporating wood-effect worktops with metro tiles to splashbacks, inset single drainer stainless steel sink with mixer tap above, base cupboard and drawer units and matching eye-level wall cupboards. Integrated appliances comprise fridge-freezer, Prima electric oven and four-ring gas hob with stainless steel extractor fan above. There is under-counter space and plumbing for washing machine and wall-mounted Worcester gas central heating boiler.

Extractor fan, window to rear.

Dining Area 2.24m x 2.59m (7'4" x 8'6")

Radiator, French doors leading to rear garden.

FIRST FLOOR

Landing 0.91m x 1.24m (3'0" x 4'1")

Galleried stairs, hatch with retractable ladder giving access to roof space providing ample storage.

Bedroom One 2.84m x 3.76m + recess (9'4" x 12'4" + recess)

Built-in cupboard, space for built-in or free standing wardrobe, radiator, two windows to front.

Bedroom Two 2.97m x 2.69m (9'9" x 8'10")

Radiator, window overlooking rear garden.

Bathroom 1.98m x 1.98m (6'6" x 6'6")

Newly refitted with contemporary suite and featuring

vanity unit incorporating concealed-cistern WC, rectangular hand basin with mixer tap, adjoining vanity top and cupboards beneath, panelled bath with twin shower heads above and glass screen, attractive tiling to walls, tiled floor and chrome heated towel rail. Recessed ceiling spotlights, window to rear.

OUTSIDE

Parking

The property includes two off-road parking spaces (to the front).

Rear Garden

The low-maintenance rear garden is fully enclosed by timber fencing and partially paved/partially gravelled. There is a hand gate to the rear giving access to passageway for bins access.

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

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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

FLOOD RISK

There is a very low flood risk for this property.

While flooding is unlikely, it's still wise to think about flood insurance and future changes in the area that could affect flood risk.

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

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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

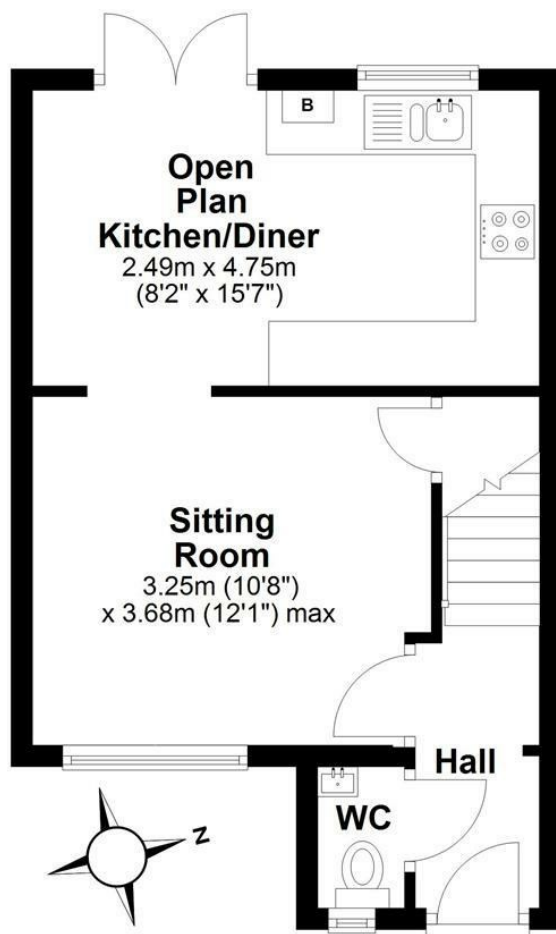
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.





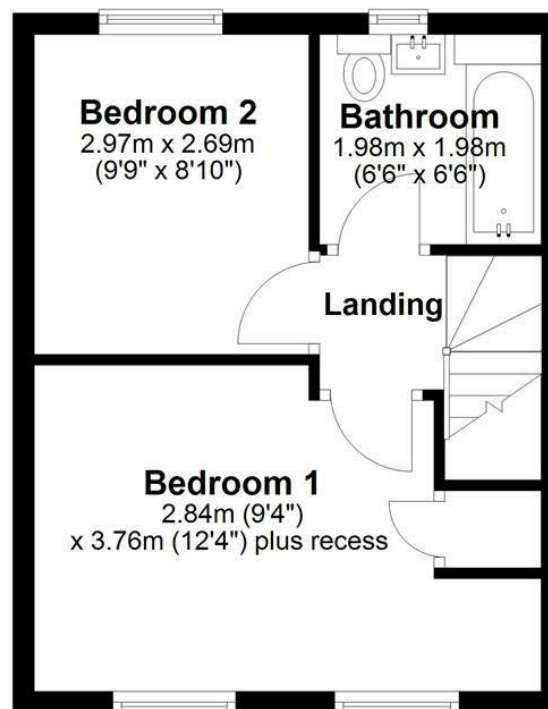
Ground Floor

Approx. 31.9 sq. metres (343.6 sq. feet)



First Floor

Approx. 29.6 sq. metres (319.1 sq. feet)



Total area: approx. 61.6 sq. metres (662.7 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		
(92 plus) A		90
(81-91) B	74	
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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