

ALEXANDER CRESCENT

OAKHAM, RUTLAND



JAMES
SELLICKS

SALES • LETTINGS • SURVEYS • MORTGAGES

49 Alexander Crescent

Oakham
Rutland
LE15 6LA

A THREE-BEDROOM DETACHED PROPERTY IN NEED OF MODERNISATION THROUGHOUT WITH OFF ROAD PARKING AND A GENEROUS REAR GARDEN WELL LOCATED CLOSE TO THE CENTRE OF OAKHAM.

Kitchen • Dining Room • Living Room •
Three Bedrooms • Family Bathroom •
Off-Road Parking • Large Garden • Ideal
for Investors • Walking Distance to Town
Centre • EER - TBC •

ACCOMMODATION

Enter the property via a part glazed door into the hallway with stairs rising to first floor and doors to the ground floor accommodation. A door to the right of the hallway leads into the sitting room with a large window overlooking the front elevation and double doors leading on into the dining room at the back of the house. Sliding doors from the dining room then open out to the rear patio and garden.

A door from the dining room takes you into the kitchen. This room has a range of floor and wall mounted cupboards and drawers under laminate surfaces. A sink with mixer tap over sits under a large picture window looking out over the garden. A part glazed door leads out to the side return and down to the rear garden.

To the first floor the accommodation briefly comprises three bedrooms and a shower room. Two of the bedrooms are doubles and the third is a single. The shower room comprises a double shower cubicle, low flush WC and pedestal wash hand basin.

OUTSIDE

The property is approached by a gravelled driveway offering ample off-road parking. To the rear is a large garden, partly laid to lawn and fenced on three sides. The garden also offers a timber shed providing useful storage space.

LOCATION

Oakham is an attractive and historic market town with a full range of shops and other facilities. There are excellent primary and secondary schools with independent schools in the area at Oakham, Stamford and Uppingham. The town is conveniently located for ease of access to major centres such as Leicester, Peterborough, and Kettering. These 3 centres all have main line train services and the ability of reaching London within the hour.

DIRECTIONAL NOTE

From the Oakham office take a left onto High Street. Continue along the High Street, crossing over the railway line and taking a left onto Cold Overton Road. Take your second left onto West Road continuing over the mini roundabout and taking a right onto Churchill Road. Alexander Crescent can be found on your left-hand side.

SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band C.





49 Alexander Crescent, Oakham, Rutland LE15 6LA

House Total Approx Gross Internal Floor Area = 866.7 ft² / 80.5 m²

Measurements are approximate, not to scale, illustrative purposes only.

Ground Floor

Approx. 42.0 sq. metres (451.8 sq. feet)



Reception Room

4.71m (15'5") max x 3.58m (11'9")

Dining Room

2.67m x 2.95m (8'9" x 9'8")

Kitchen

3.42m (11'3") max x 2.37m (7'9")

First Floor

Approx. 38.5 sq. metres (414.9 sq. feet)

Bedroom 3

2.33m x 2.41m (7'8" x 7'11")

Bedroom 2

3.47m x 2.95m (11'5" x 9'8")

Bedroom 1

3.50m x 2.95m (11'6" x 9'8")

Shower Room

Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) 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 James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



JAMES
SELLICKS

www.jamessellicks.com



Oakham Office
6-8 Market Place
Oakham Rutland LE15 6DT
01572 724437
oakham@jamessellicks.com

Market Harborough Office
01858 410008
Leicester Office
0116 285 4554
London Office
0207 839 0888

SALES • LETTINGS • SURVEYS • MORTGAGES