

8 Audit Hall Road, Empingham, Oakham, Rutland, LE15 8PH

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		26	
(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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

This two bedroom character cottage is set in a tucked away position in the heart of the village and is within woking distance of Rutland Water. The property requires modernisation throughout and comes with a good sized lounge and electric storage radiators.

The accommodation comprises of: - Entrance porch, lounge, kitchen, pantry/store, bathroom, separate w/c, landing and two bedrooms.

To the front of the property is a lawn garden and a storage outbuilding.

NO CHAIN

Guide Price £199,995 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Character cottage
- Two bedrooms
- Walking distance to Rutland Water
- Tucked away
- Storage outbuilding

- Heart of the village location
- Modernisation required
- Electric Storage Radiators
- Lawn garden to front
- NO CHAIN, Council Tax Band - B, EPC - F



ACCOMMODATION:

Entrance Porch

Living Room
4.83m x 4.17m (15'10 x 13'08)

Kitchen
2.49m x 2.39m (8'02 x 7'10)

Pantry

Bathroom
2.90m x 2.24m (9'06 x 7'04)

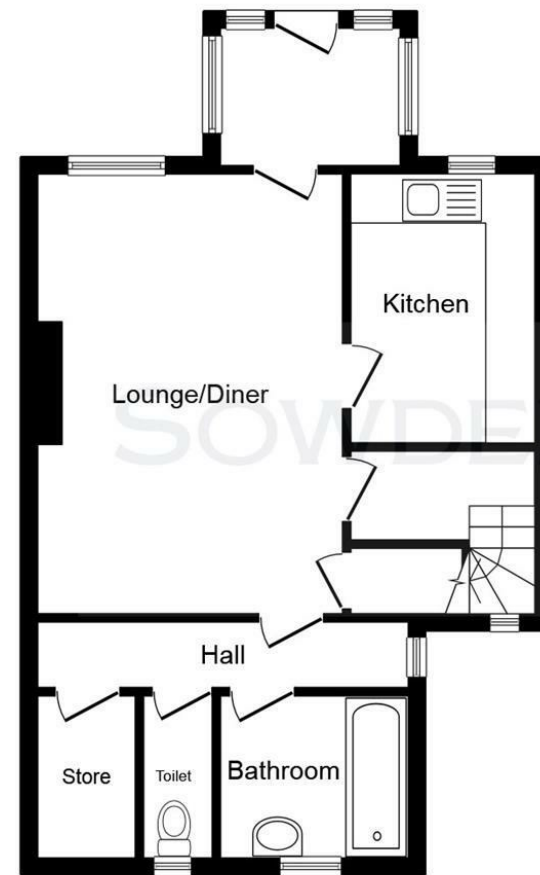
W.C
2.59m x 0.79m (8'06 x 2'07)

Landing

Master Bedroom
4.65m x 3.51m (15'03 x 11'06)

Bedroom Two
3.33m x 2.69m (10'11 x 8'10)

FLOOR PLAN:



Ground Floor

First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox