

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
18	
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	

Set in a tucked away position in the heart of the village, this two bedroom character cottage requires modernisation and is within walking distance of Rutland Water. The village of Empingham features a local pub, shop and Doctors surgery.

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

The property has electric storage heaters and a lawn garden with storage outbuilding to the front.

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.

- Walking distance to Rutland Water
- Two bedrooms
- Good sized lounge
- Electric Storage Radiators
- EPC - G, Council Tax Band - B

- Tucked away location in the heart of the village
- Modernisation required
- Lawn garden to the front
- Outside store
- NO CHAIN



ACCOMMODATION:

Entrance Porch

Living Room
4.60m x 4.17m (15'01 x 13'08)

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

Pantry

Bathroom
2.59m x 2.24m (8'06 x 7'04)

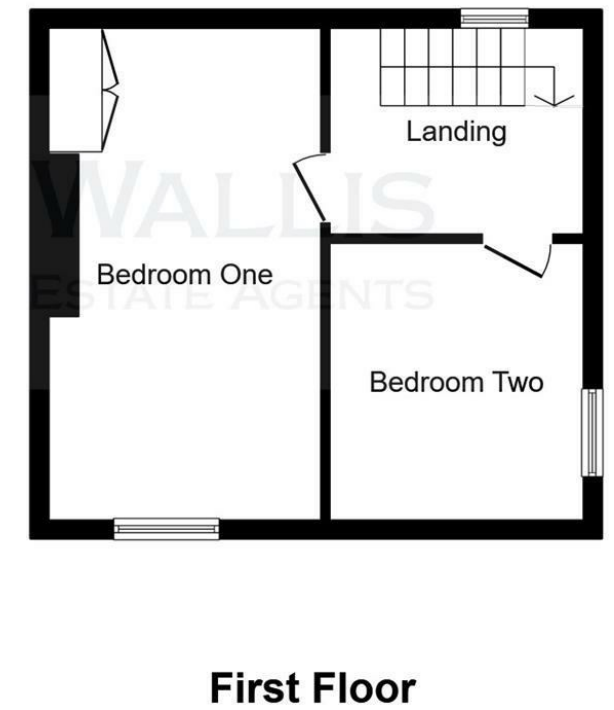
W.C
2.59m x 0.79m (8'06 x 2'07)

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:



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