



HIGH STREET EAST  
UPPINGHAM, RUTLAND

JAMES  
SELICKS







## “... THREE-BEDROOM, TOWN CENTRE HOME ...”

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**A well-presented, three-bedroom town centre home offering deceptively spacious accommodation over two floors, and a wonderfully private and south-facing roof garden, all sitting in the heart of the sought-after market town of Uppingham.**

Entrance Hall • Kitchen Diner, Utility Room • 24 ft. Sitting/Dining Room • Three Double Bedrooms • Bathroom, Separate Cloakroom • South-Facing Roof Garden • Town Centre Location • EER - E •

### Accommodation

Enter the property on the first floor with the front door opening into a spacious entrance hall. The entrance hall provides access to the property's accommodation, has stairs rising to the second-floor galleried landing and then leads round into a further hallway providing access to a useful utility room and cloakroom. This hallway then flows into the dining kitchen that comprises a good range of fitted units with a variety of integrated appliances and space for both a fridge freezer and dishwasher. A French door from the dining kitchen opens out on to the south-facing roof garden. To the right of the main entrance hall is an impressive, 24 ft. sitting/dining room with two large sash windows allowing plenty of light and a feature fireplace with gas fire inset.

To the first floor, the landing offers ample storage and gives way to three double bedrooms and a study. All bedrooms are served by a large bathroom comprising a walk-in shower, separate bath, wash hand basin and low flush lavatory.

### Outside

The property is accessed from Queen Street with steps rising to the property's front door. The apartment has a south-facing roof terrace providing a wonderfully-private outdoor space which for a property sitting in the heart of Uppingham town centre, is very rare occurrence.





### Location

Uppingham is a thriving and highly attractive market town with an eclectic mix of boutique shops and restaurants centred around the Market Square and adjoining High Street. There are several excellent primary and secondary schools in the area. Situated close to the A47, Uppingham is well located for Leicester, Peterborough, Corby, and Kettering. These 4 centres all have main line train services and the ability of reaching London within the hour.

### Services & Council Tax

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

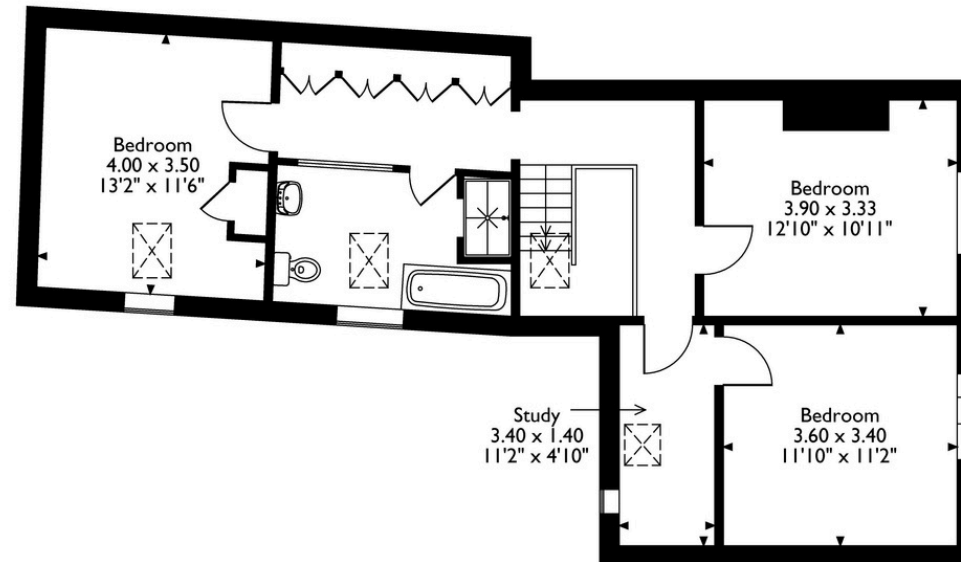
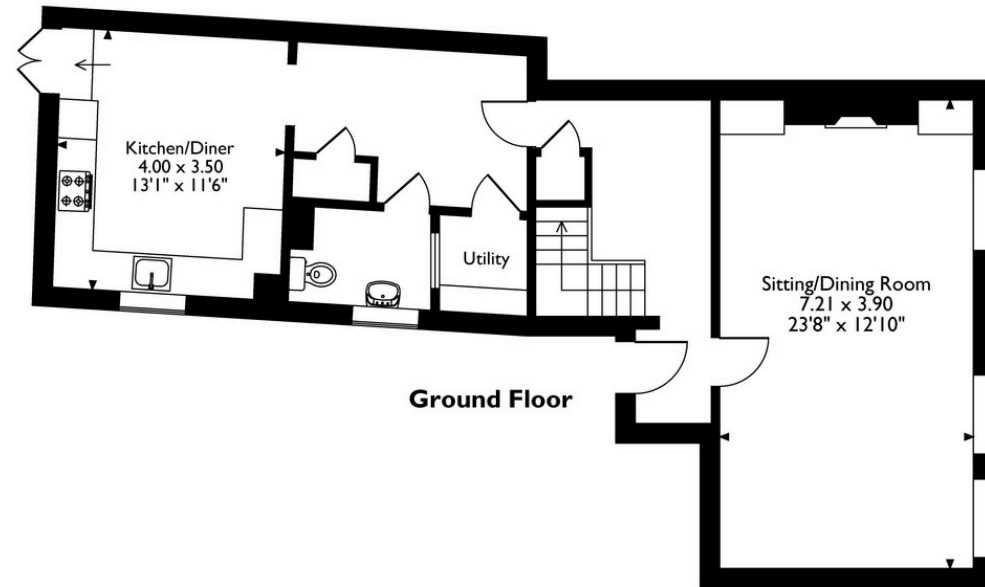
Rutland County Council –Tax Band A

### Tenure

Freehold



24a High Street East, Uppingham, Oakham, Rutland LE15 9PZ  
House Total Approx. Gross Internal Floor Area = 1495 ft<sup>2</sup> / 139 m<sup>2</sup>  
Measurements are approximate, not to scale, for illustrative purposes only.







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

**Important Notice**

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