



FIRS AVENUE
UPPINGHAM, RUTLAND

JAMES
SELICKS



“... THREE-BEDROOM DETACHED PROPERTY ...”

A well-presented, three-bedroom detached property in a popular cul-de-sac location with a west-facing rear garden, all within walking distance of Uppingham town centre.

Dining Kitchen • One Reception Room • Downstairs Cloakroom • Three Bedrooms • Family Bathroom, One Ensuite • West-Facing Garden • Off-Road Parking, Single Garage • Walking Distance to Town Centre • EER - C •

Accommodation

Enter the property into a spacious entrance hall with stairs rising to the first floor and doors to the ground floor accommodation. The dining kitchen sits to the right and the reception room to the left, both dual aspect rooms spanning the depth of the property. The kitchen itself has a good range of modern units with a Range style cooker plus space for further freestanding appliances and a door out to the patio and garden. The reception room has a bay window to the front, a feature fireplace with gas fire and a French door opening out to the garden. To the first floor a light and airy landing gives way to the bedroom and bathroom accommodation to include two double bedrooms and a single. Both double bedrooms have built-in wardrobes, and the primary is complemented by an ensuite shower room. The first floor is completed by a family bathroom comprising a shower bath, wash hand basin, low flush lavatory and heated towel rail.

Outside

Externally, there is off-road parking to the front of the property and access to the single garage. There is pedestrian access to the left of the property leading to the west-facing rear garden. The garden is mainly laid to lawn with a variety of floral and shrub borders, a patio sitting adjacent to the living accommodation and a raised deck for further seating.



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 D

Tenure

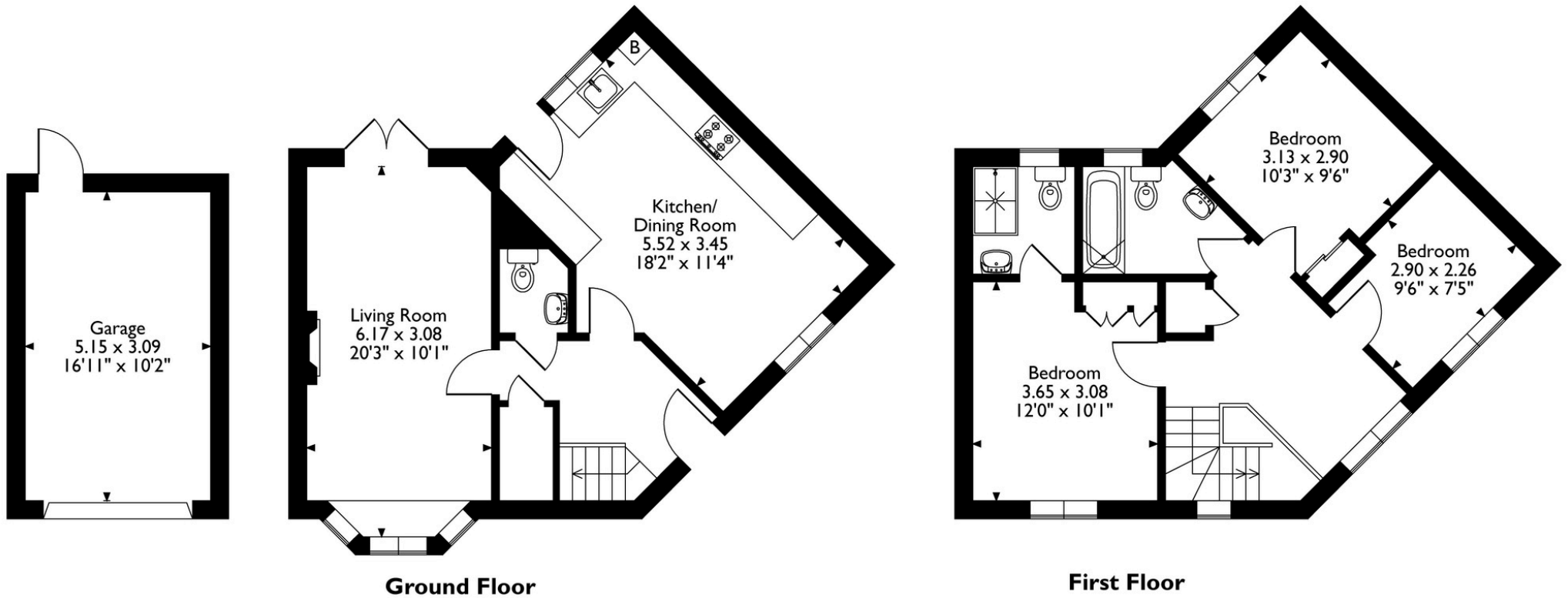
Freehold



49 Firs Avenue, Uppingham, Oakham, Rutland LE15 9RE

House Total Approx. Gross Internal Floor Area incl. Garage = 1216 ft² / 113 m²

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



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	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.