



TUDOR HOUSE II

6 HIGH STREET WEST, UPPINGHAM

JAMES
SELICKS



“... THREE-BEDROOM, VICTORIAN TOWN HOUSE ...”

Tudor House II is a charming, three-bedroom, Victorian town house in need of modernisation throughout with a large garden, off-road parking and a double garage, sitting in the heart of Uppingham town centre.

Kitchen • Two Reception Rooms, Cellar • Downstairs WC • Three Double Bedrooms • Family Bathroom • 35 ft. Attic Room • Double Garage, Off-Road Parking • Town Centre Location • Grade II Listed • Renovation Opportunity •

Ground Floor

The ground floor in brief consists of a kitchen, two reception rooms and a downstairs WC. The impressive entrance hall spans the depth of the property, quarry tile flooring and access to the ground floor accommodation and garden beyond.

The tiled flooring continues into the kitchen on the right to the rear of the property. The kitchen itself has a good range of fitted units, space for freestanding appliances and a window overlooking the garden. A door from the kitchen opens into a rear lobby that has doors to both a downstairs WC and to the rear garden.

The main reception room sits to the other side of the hallway and like the entrance hall, spans the depth of the property with a dual aspect allowing plenty of light and an open fire. Adjacent to the kitchen is the second reception room, currently set up as a dining room with a window looking out to the front. The ground floor is completed by a staircases to the first floor and a staircase leading down to the approximately 160 ft² cellar.



First & Second Floor

Stairs rise to the spacious and light-filled landing, spanning the depth of the property, giving access to the bedroom and bathroom accommodation. The first floor has three generously sized double bedrooms, each well-lit by large windows. All bedrooms are served by a large shower and WC room. A further set of stairs from the first-floor landing rises to a second floor 35 ft. long attic room, covering the entire footprint of the building. The space is enhanced by four dormer windows. The attic room itself is ripe for conversion and could offer additional bedroom and bathroom accommodation.

Outside

Tudor House II is an impressive period home with an exceptionally large plot complete with garage and off-road parking to the rear, a rarity in Uppingham town centre. The building has a wonderful presence and is aesthetically pleasing with symmetry and beautiful stonework. The hundred- and fifty-foot garden is furnished with an array of soft planting, shrubs and trees and a path that meanders its way to the far end where there is secondary access into the double garage.

The main entrance, on the south face, is accessed straight off the pavement with the driveway accessed from round the corner on Orange Street. A "right of access" between numbers 7 & 9 on Orange Street provides access to a vehicle hardstanding and the double garage.

This property is a very rare visitor to the open market having been in the same family for many years and offers an amazing opportunity to restore a character property in a unique town centre location.

“... IMPRESSIVE PERIOD HOME
WITH AN EXCEPTIONALLY LARGE
PLOT ...”





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. All within a five-minute walk of Tudor House II. There are several excellent primary and secondary schools in the area, those within Uppingham being within walking distance. The town has its own doctor's surgery and dentist provision.

Situated close to the A47, Uppingham is well located for Corby, Kettering, Leicester and Peterborough, Corby being just eight miles from Uppingham. These four centres all have main line train services and the ability of reaching London within the hour. The county town of Oakham is six miles to the North with local rail services to Leicester and Peterborough.



Services & Council Tax

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

Rutland County Council – Tax Band F

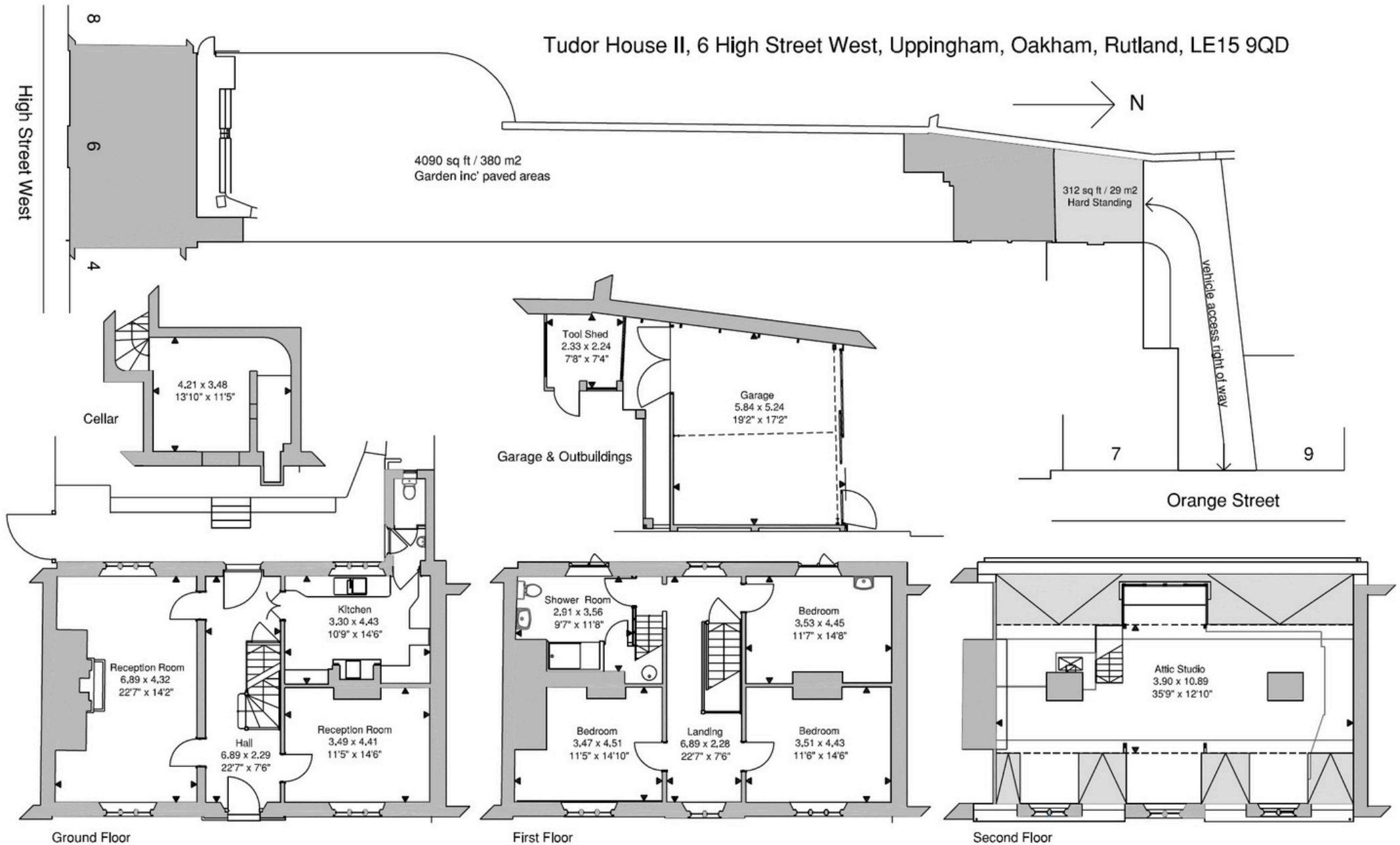
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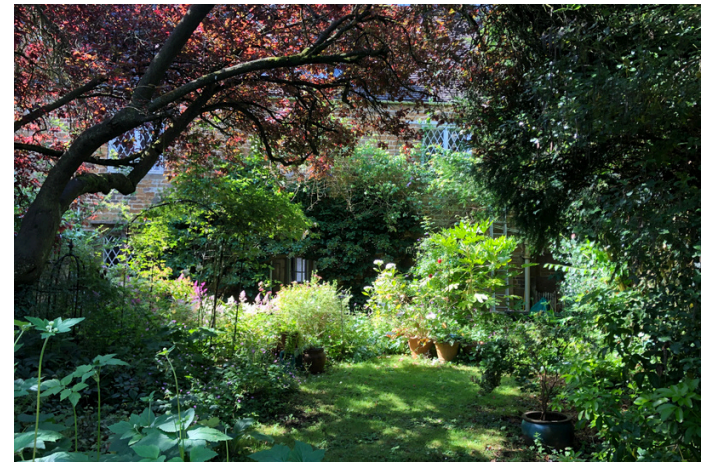
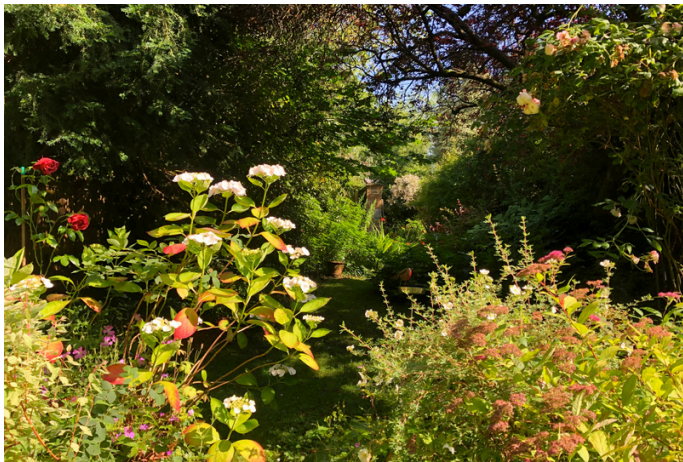
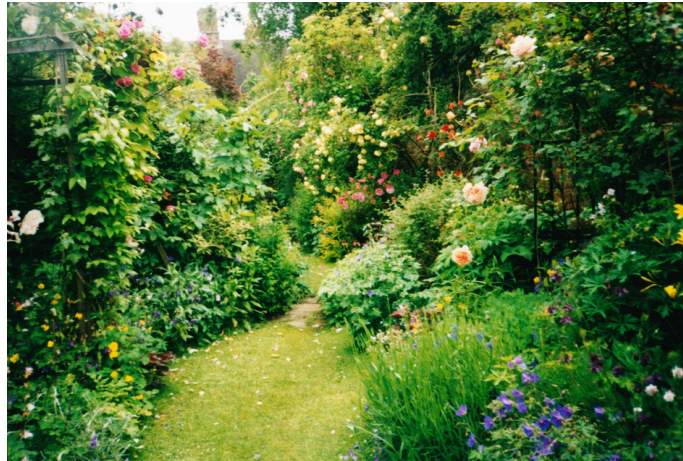
Freehold

Tudor House II, 6 High Street West, Uppingham, Oakham, Rutland LE15 9QD

House Total Approx. Gross Internal Floor Area incl. Garage = 3090 ft² / 287 m²

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





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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.

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