



Adderley Street, Uppingham

A charming stone character cottage situated at the end of a cul-de-sac close to Uppingham town centre, idea FTB or investment offered to the market with no onward chain.



FEATURES

- NO ONWARD CHAIN
- Great Location
- South facing enclosed garden
- Two bedrooms
- Inglenook fireplace with feature log burner
- Walking distance to amenities
- Charming stone character cottage.



ACCOMMODATION

Accommodation comprises; Living room complete with inglenook fireplace with feature log burner leading into the kitchen with storage cupboard. A spiral staircase brings you up to the first floor with a double bedroom, a single bedroom and a family bathroom.

Externally is an enclosed south facing garden with lawn and patio area, a pathway leading to the front door, original flag stones forming a patio area and a pathway to the shed. There are areas of garden to either side and walling.

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EXTERNAL

Uppingham is a highly desirable and historic Market Town with a range of boutique shops and restaurants surrounding the quaint market square and adjoining high street. There are excellent Primary and Secondary schools in the area. The town is conveniently located close to the A47, giving access to Leicester and Peterborough. Mainline trains into London and the North can be reached from Peterborough, Leicester, Rutland and Kettering.



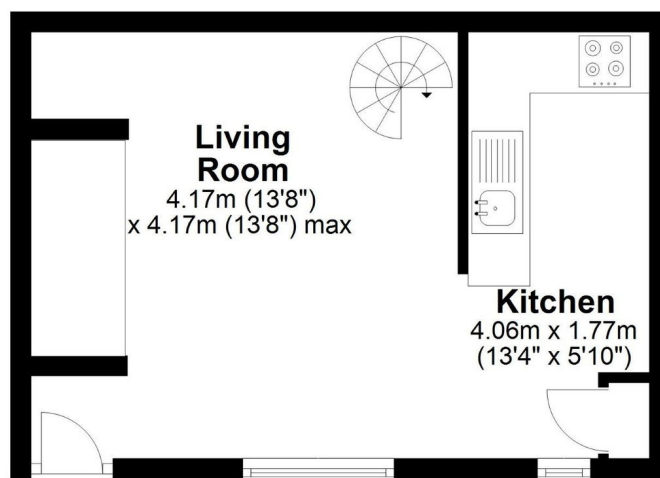
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Ground Floor

Approx. 25.2 sq. metres (270.8 sq. feet)



First Floor

Approx. 25.8 sq. metres (278.0 sq. feet)



Total area: approx. 51.0 sq. metres (548.9 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

EPC RATING

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

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