



6 Goldfinch Road, Uppingham, Rutland, LE15 9UJ
£169,950



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

6 Goldfinch Road, Uppingham, Rutland, LE15 9UJ

Tenure: Freehold

Council Tax Band: B (Rutland County Council)



Chartered Surveyors & Estate Agents

DESCRIPTION

Modern middle-terrace house with an integral single garage set within a popular development on the edge of the historic market town of Uppingham.

The property offers energy-efficient accommodation with gas central heating and double glazing and briefly comprises:

GROUND FLOOR: Entrance Hall; **FIRST FLOOR:** open-plan Lounge/Diner, Kitchen, two Double Bedrooms, Bathroom.

There is a service charge currently of £178 per half year, relating to upkeep of the courtyard etc.

UPPINGHAM

Uppingham is a jewel of a market town, situated in the southern part of Rutland, it is famous for its independent school and it brings many cultural opportunities to the town for the residents to enjoy.

Within the town centre are a good range of shops catering for most needs together with various services including doctors surgery, opticians, chemist, library, dentist.

For commuters Uppingham is ideally positioned within an easy car drive to a number of centres, including Leicester, Peterborough, Oakham, Stamford, Kettering, Corby and Market Harborough. The A14 A1/M1 link, approximately 10 miles away between Kettering and Corby and there one can

access the motorway system of England. For train travellers Kettering station, approximately 20 minutes' drive offers frequent services to London St Pancras and the north.

Leisure activities in the area are many and varied with some beautiful countryside where one can ramble, cycle or just spend time at Rutland Water where there are further pleasures to be enjoyed including sailing, fishing, windsurfing etc. In addition, there are many sports throughout Uppingham and Rutland catering for most needs.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 1.35m max x 1.80m max (4'5" max x 5'11" max)

Entrance door, radiator, stairs leading to first floor, internal door to integral Single Garage.

FIRST FLOOR

Landing 0.91m x 1.12m (3'0" x 3'8")

Radiator, door leading to:

Open-plan Lounge/Diner 3.94m max x 5.38m (12'11" max x 17'8")

Two radiators, dual aspect windows to front and side, archway leading to Kitchen, French doors to Juliet balcony.



6 Goldfinch Road, Uppingham, Rutland, LE15 9UJ

Tenure: Freehold

Council Tax Band: B (Rutland County Council)



Chartered Surveyors & Estate Agents

Kitchen 2.46m x 2.31m (8'1" x 7'7")

Fitted units incorporating roll-top work surfaces, inset single drainer sink with mixer tap, timber effect fronted base cupboard and drawer units and matching eye level wall cupboards. Integrated appliances comprise electric oven and Electrolux gas hob with extractor above. There is under-counter space and plumbing for washing machine.

Tiled splashbacks, laminate flooring, spot lights, window to front.



Boiler Room

Housing Ideal Classic gas fired central heating boiler and hot water cylinder.

Bedroom One 3.56m x 3.05m (11'8 x 10'0")

Fitted wardrobe, radiator, window to front.



Bedroom Two 3.53m max x 2.26m max (11'7" max x 7'5" max)

Radiator, window to rear.



Bathroom 1.78m x 2.06m (5'10" x 6'9")

White suite comprising low level WC, pedestal hand basin and panelled bath with hand held shower. Partially tiled walls, radiator, laminate flooring, extractor fan, window to rear.



OUTSIDE

Integral Single Garage 3.20m x 5.69m (10'6" x 18'8")

Light and power, manual up and over door.

The garage is accessed via a driveway which provides an additional off-road parking space.

SERVICES

Mains electricity
Mains water supply

6 Goldfinch Road, Uppingham, Rutland, LE15 9UJ

Tenure: Freehold

Council Tax Band: B (Rutland County Council)



Chartered Surveyors & Estate Agents

Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband available (Standard, Superfast, U;trafast)
Mobile signal:
Indoor: EE, Three, O2 fully available (calls and data),
Vodafone not available
Outdoor: EE, Three, O2 and Vodafone fully available

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any)
heating installations, plumbing or electrical systems,
telephone or television points have been tested by the
Selling Agents.

COUNCIL TAX

Band B
Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth
Management can offer free independent advice
whether you buy through Murray Estate Agents or
another agent. St. James's Place Wealth
Management have access to over 13,000 mortgage
products and are able to find the most competitive
products from the whole market. Your home may be
repossessed if you do not keep up repayments on
your mortgage.

N.B.

Interested parties are advised to check with ourselves

that these particulars have not been altered or
amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling
Agents please. If you are travelling a long distance
please telephone prior to departure to ensure the
property is still available and to discuss any particular
points which are likely to affect your interest in this
property in order that you do not make a wasted
journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and
substantially correct overall description for the
guidance of intending purchasers and do not
constitute, nor constitute part of, an offer or contract.
No responsibility is assumed for the accuracy of
individual items. Prospective purchasers and lessees
ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to
condition and necessary permission for use and
occupation and their details are given in good faith
and are believed to be correct, but any intending
purchasers should not rely on them as statements or
representations of fact, but must satisfy themselves
by inspection, or otherwise as to the correctness of
each of them.

3. No person in the employment of Messrs Murray
has any authority to make or give any representations
or warranty whatever in relation to this property or
these particulars or enter into any contract relating to
this property on behalf of the vendor.

4. No responsibility can be accepted for any
expenses incurred by intending purchasers or
lessees in inspecting properties which have been
sold, let or withdrawn.

5. It should not be assumed that the property has all
necessary planning, building regulation or other
consents. Where any reference is made to planning
permission or potential uses, such information is
given in good faith.

6. The information in these particulars is given without
responsibility on the part of the agents or their clients.
These particulars do not form any part of an offer of a
contract and neither the agents nor their employees
has any authority to make or give any representations
or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force
in March 2004. These regulations affect estate
agents, there will be requirement that Murray's
confirm the identity of its seller and buyers.



Chartered Surveyors & Estate Agents

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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