



31 North Street East, Uppingham, Rutland, LE15 9QJ
£250,000



Chartered Surveyors & Estate Agents

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DESCRIPTION

Semi-detached property with ample off-road parking, good-size garden and workshop situated within walking distance of the Uppingham town centre and its amenities.

Benefiting from gas central heating, the property offers well-proportioned accommodation in need of routine modernisation and updating. The interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, WC, Lounge, separate Dining Room, Kitchen; FIRST FLOOR: three Bedrooms, Shower Room.

ACCOMMODATION

GROUND FLOOR

The property is accessed from the side elevation with entrance door leading to:

Entrance Hall

Radiator, stairs leading to first floor, doors to Dining Room and Lounge, window to side.

Dining Room 3.63m max x 3.02m (11'11" max x 9'11")

Radiator, window to front.

Lounge 4.04m x 3.66m (13'3" x 12'0")

Radiator, wall-mounted pebble-effect electric fire, laminate flooring, window to front, access to Kitchen.

Kitchen 2.36m x 4.57m max (7'9" x 15'0" max)

Fitted units incorporating roll-top work surfaces, inset

1.5-bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. There is space for slot-in cooker and under-counter space and plumbing for washing machine.

Tiled splashbacks, tiled floor, window and external door to rear garden, internal door to WC.

WC

Fitted WC, laminate floor, window to rear.

FIRST FLOOR

Landing

Access to the three Bedrooms and Shower Room.

Bedroom One 4.65m x 3.02m (15'3" x 9'11")

Built-in storage cupboard, radiator, window to front.

Bedroom Two 3.12m x 3.66m incl wardrobe (10'3" x 12'0" incl wardrobe)

Fitted double wardrobe, radiator, window to front.

Bedroom Three 3.20m x 2.64m max (10'5" x 8'7" max)

Built-in cupboard housing Ideal gas central heating boiler and hot water tank.

Shower Room 1.32m x 2.34m (4'4" x 7'8")

White suite of low-level WC and wash hand basin, shower area with Mira electric power shower, fully tiled splashbacks, radiator, wet room-style flooring, extractor fan, window to rear.

OUTSIDE

Front Garden

The property's frontage is mainly laid to gravel and provides off-road parking for several vehicles.

A hand gate to the side of the house links front and rear of the property.

Rear Garden

The fully enclosed rear garden is of generous size but is currently overgrown.

Within the garden is a timber shed and a workshop.

Workshop 5.36m x 2.90m (17'7" x 9'6")

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/Broadband-availability@-Standard,-Superfast,-Ultrafast>

Mobile signal availability:

Indoor: EE - voice and data calls; Three - voice likely, data limited; O2 - voice and data limited; Vodafone - none

Outdoor: EE, Three, O2, Vodafone - voice and data likely

Results are predictions and not a guarantee.

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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.

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.

COUNCIL TAX

Band B
Rutland County Council, Oakham 01572-722577

TENURE

Freehold

FLOOD RISK

There is no flood risk for this property.
This home is not at risk of flooding from rivers and seas.

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.

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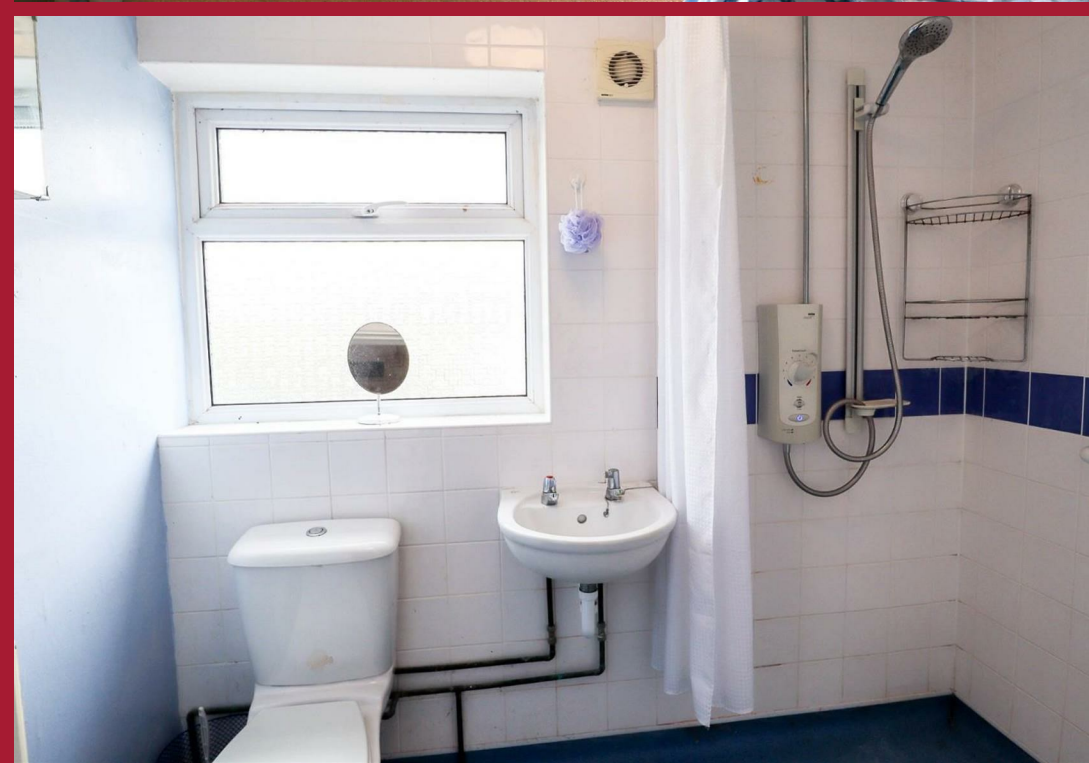
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.

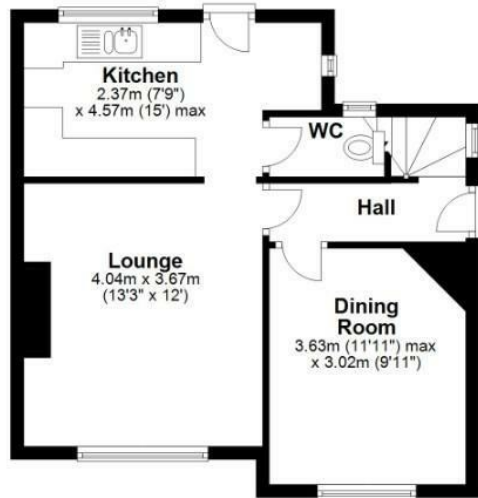
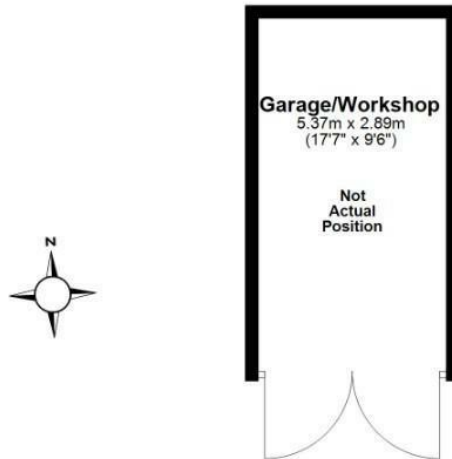
Money Laundering Regulations 2003

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.





Ground Floor
Approx. 58.3 sq. metres (627.1 sq. feet)



First Floor
Approx. 42.4 sq. metres (456.3 sq. feet)



Total area: approx. 100.7 sq. metres (1083.4 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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