



6a Tods Terrace, Uppingham, Oakham, LE15 9SL
£175,000



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DESCRIPTION

Attractive ground-floor apartment offering beautifully presented contemporary accommodation with an allocated parking space and enclosed rear garden situated in a popular area of the historic market town of Uppingham.

The energy efficient accommodation benefits from under-floor central heating throughout (fired by Worcester gas boiler) and high performance glazing and briefly comprises Entrance Hall with large storage cupboard, open-plan Lounge Area and Kitchen/Diner, one well-proportioned Double Bedroom and Shower Room.

Tenure: Leasehold

Lease term: 200 years

Years remaining: 195 years

Service charge: we are advised by the current owner that there is no service charge payable in relation to this property

Ground rent: we are advised by the current owner that there is no ground rent payable in relation to this property

GROUND FLOOR

Entrance Hall

Panelled entrance door with glazed inset, wooden floor, large built-in storage cupboard, recessed ceiling spotlights.

Lounge Area, Dining Area & Kitchen

An open-plan living space incorporating Lounge Area and Kitchen/Diner as follows:

Lounge Area 2.51m x 3.25m (8'3" x 10'8")

Wooden floor, recessed ceiling spotlights.

Kitchen/Diner 3.18m x 4.42m (10'5" x 14'6")

Range of attractive modern units incorporating granite-effect work surfaces with matching upstand, inset sink with mixer tap, soft-close floor cupboard and drawer units with inset lighting to base, matching eye-level wall cupboards and glass-fronted display cabinets with ambient lighting beneath, built-in Indesit double electric oven and gas hob with stainless steel extractor over. There are two under-counter appliance spaces.

Wooden floor, recessed ceiling spotlights, window and French door to the enclosed rear garden.

Bedroom 3.23m x 3.20m (10'7" x 10'6")

Recessed ceiling spotlights, window to front.

Shower Room 2.54m x 1.42m (8'4" x 4'8")

Contemporary white suite of low-level WC and wall-mounted vanity unit with rectangular hand basin, double showier cubicle, fully tiled splashbacks, ceramic tiled floor, recessed ceiling spotlights.

OUTSIDE

Parking

Included in the sale is an allocated parking space

marked '6A' which can be found to the front of the property.

Garden

To the rear of the property there is a private, unshared west-facing garden landscaped for ease of maintenance and featuring paved patio, area of astroturf and electric points.

At the back of the garden there is a bin storage area behind a gate.

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 likely, Three and O2 - voice and data limited, Vodafone - none

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

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.

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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 A
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

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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.

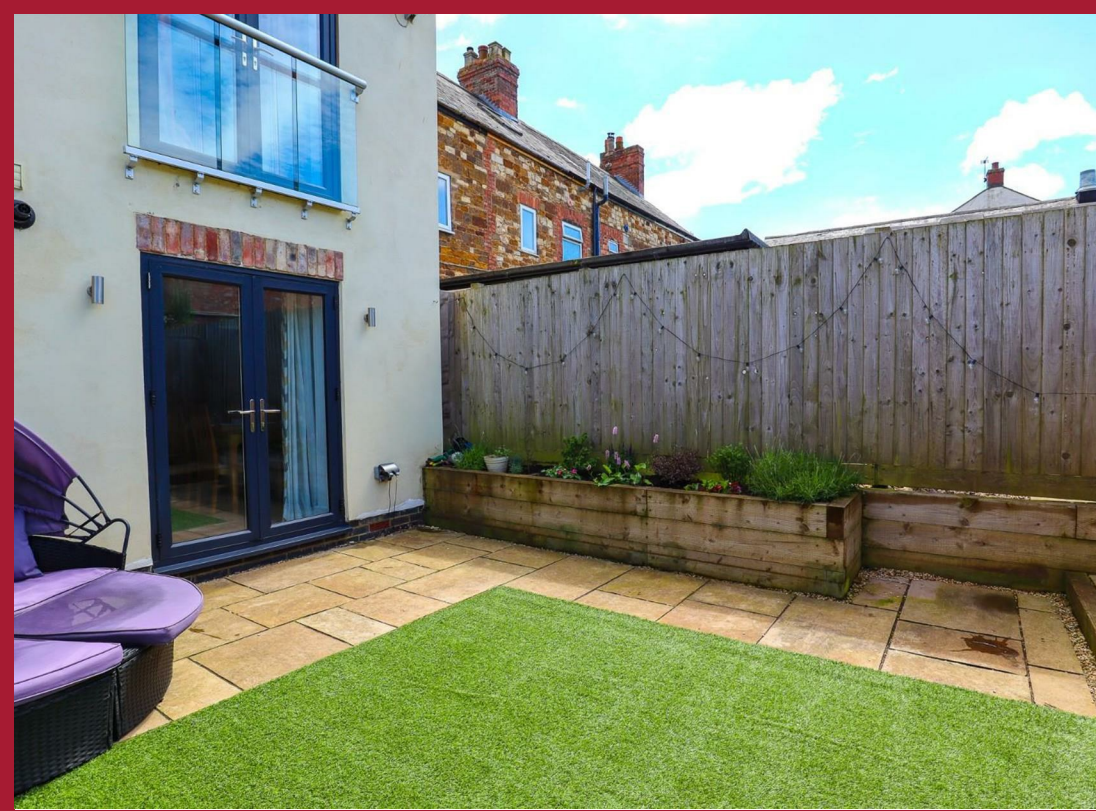
Money Laundering Regulations 2003

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.







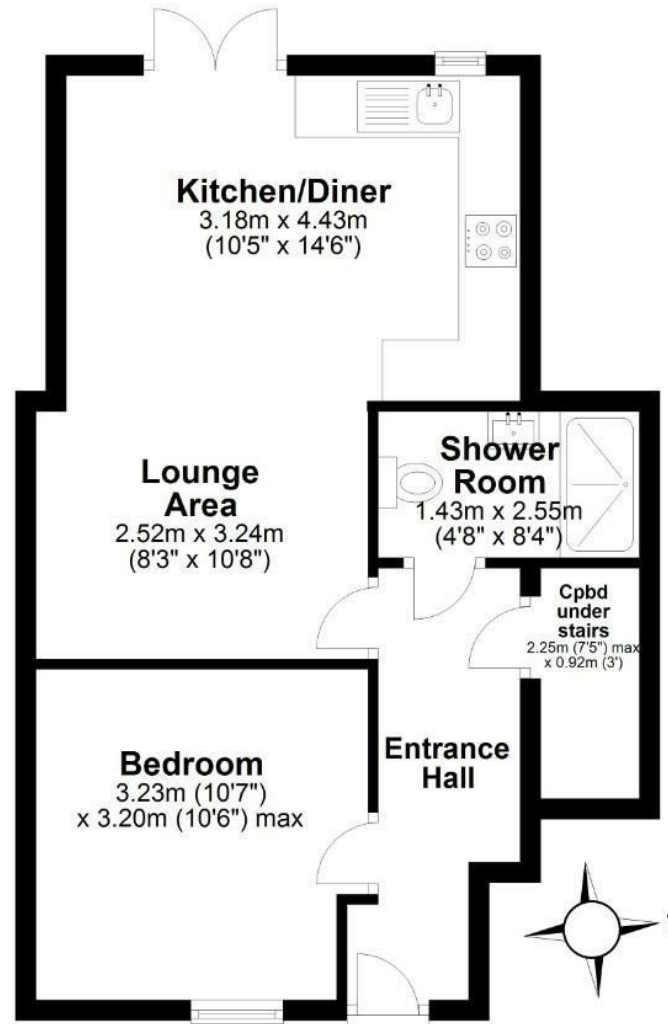




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Ground Floor

Approx. 45.6 sq. metres (491.1 sq. feet)



Total area: approx. 45.6 sq. metres (491.1 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC