



5 Thorpes Terrace, Uppingham, Rutland, LE15 9SJ
Guide Price £195,000



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**** NO CHAIN ****

Beautiful Grade II listed middle-terraced one-bedroom cottage with good-sized south-facing garden and brick outbuilding situated on the edge of the Uppingham town centre.



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The cottage is built of local stone under slate roof and offers a sympathetically refurbished accommodation with a wealth of character which features fireplaces and new period-style sash windows (to front elevation).

The property has had pointing work done to the front and rear elevations, as well as the outbuilding, and benefits from modern gas fired-central heating system.

The tastefully presented interior briefly comprises:

GROUND FLOOR: Sitting Room with feature fireplace, modern shaker-style Kitchen;

FIRST FLOOR: spacious Double Bedroom with open fireplace, large Bathroom.

ACCOMMODATION

GROUND FLOOR

Traditional panelled entrance door with glazed transom leads to:

Sitting Room 3.91m max x 3.05m (12'10" max x 10'0")

Attractive reception room featuring period fireplace with tiled inset housing electric log-effect burner, radiator and window to front enjoying a pleasant outlook over south-facing garden.

Kitchen 2.92m x 2.54m (9'7" x 8'4")

Fitted with range of attractive modern shaker-style units incorporating hardwood work surfaces with matching upstand, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards.

Integrated appliances comprise Whirlpool electric oven and Whirlpool gas hob with extractor above. Included in the sale is a freestanding, under-counter Hoover washing machine and freestanding, under-counter Hotpoint fridge with freezer compartment.

Ceramic tiled splashbacks, radiator, internal door to stairs leading to first floor, access to under-stairs cupboard, window to rear and half-glazed external door giving access to communal rear courtyard.

FIRST FLOOR

Bedroom 3.94m max x 3.20m (12'11" max x 10'6")

Well-proportioned double bedroom featuring original cast-iron open fireplace, radiator and window to front overlooking south-facing garden.

Bathroom 2.97m x 2.54m (9'9" x 8'4")

The large bathroom is equipped with white suite comprising low-level WC, pedestal hand basin and panelled bath with tiled surround, mixer shower and glass shower screen.

Radiator, attractive bespoke latticed cabinet housing gas-fired central heating boiler, fitted alcove shelving, extractor fan, window to rear.

OUTSIDE

Front Garden

A particular feature of this property is a good-sized, south-facing garden which is almost unique for the centre of Uppingham. The garden has been arranged to include an area of lawn with inset specimen tree, shrubs and bushes, pathway running the length of the garden alongside hedge boundary and a paved, shaded area at the top of the garden where a large wooden shed can be found.

Outbuilding 2.44m x 1.85m (8'0" x 6'1")

Brick-built construction with new roof, plywood ceiling and insulation situated at the rear of the property. The outbuilding currently houses a Store Room and WC and provides potential for conversion to a Workshop/Office.

Communal Rear Yard

Shared with neighbouring residences and providing access to outbuildings.

Parking

There is no off-road parking belonging to the property, but a resident's parking permit can be obtained from Rutland County Council.

TENURE

Freehold

UPPINGHAM

Uppingham is a jewel of a market town, situated in the southern part of Rutland, it is famous for its

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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.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast and Ultrafast
Mobile signal availability:
Indoor: EE and O2 - voice and data limited; Vodafone - voice limited, data - none; Three - none
Outdoor: EE, O2, Vodafone and Three - 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.

COUNCIL TAX

Band A
Rutland County Council, Oakham 01572-722577

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.

DIRECTIONS

Leave Uppingham town centre travelling towards Oakham on the A47, turn immediately left on the first crossroads into North Street West and continue to the point where it is joined by Stockerston Road. Immediately adjacent to the junction there is one Uppingham's many quaint alleyways, bearing off to the left from Stockerston Road, called Thorpes Terrace. Continue along the tarmac pathway where the property is the penultimate cottage on the left.

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

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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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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.



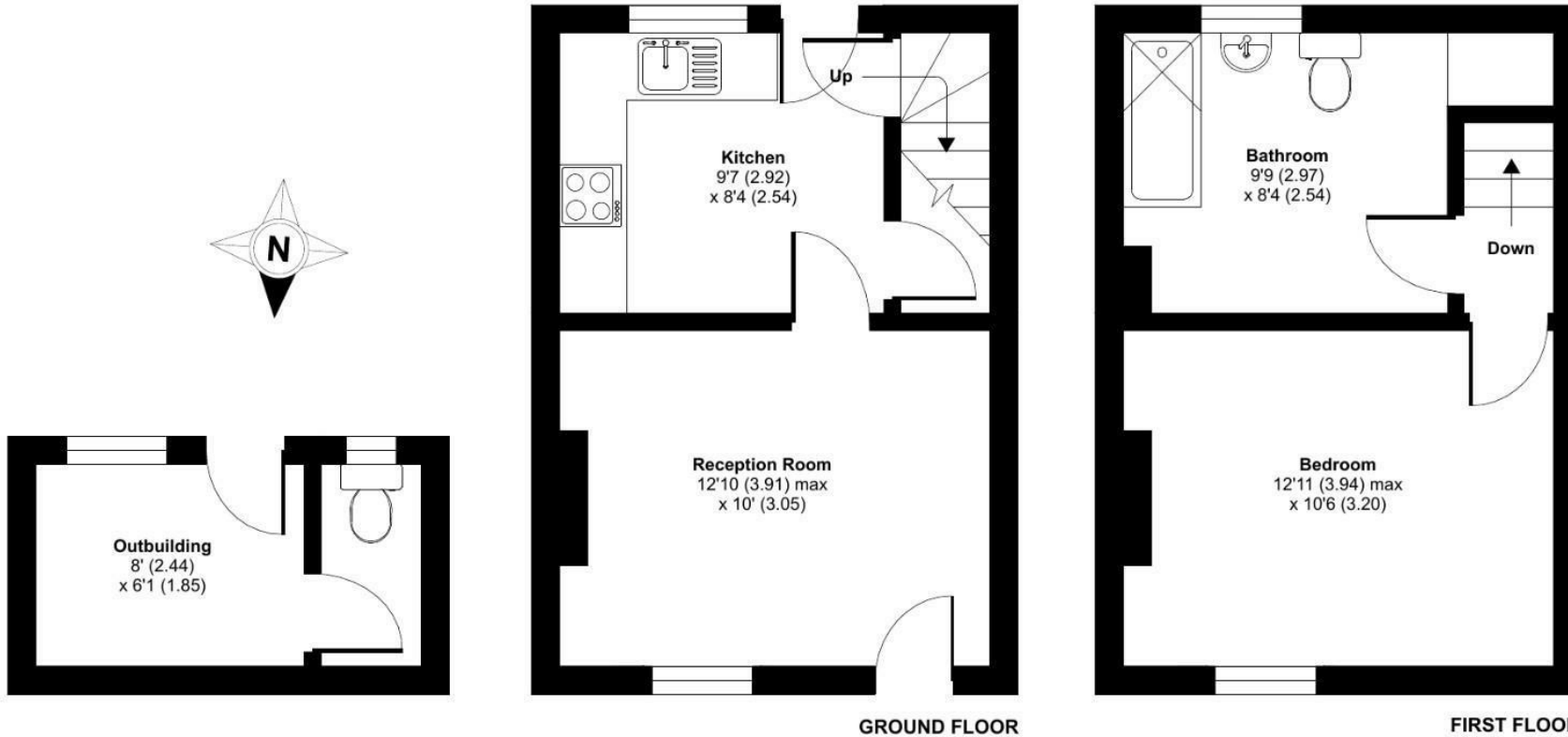






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Approximate Area = 490 sq ft / 45 sq m
 Outbuilding = 69 sq ft / 6 sq m
 Total = 559 sq ft / 51 sq m
 For identification only - Not to scale



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | | |
| (69-80) C | | 70 |
| (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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1150601



