



24 Bramble Close, Uppingham, Rutand, LE15 9PH
Asking Price £360,000



Chartered Surveyors & Estate Agents

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DESCRIPTION

Detached family home in need of general modernisation, with garage and south facing garden set in on an established, sought after development on the edge of Uppingham.

The property benefits from gas fired central heating system and sealed-unit double glazing and offers well planned accommodation which is arranged over two storeys and briefly comprises:

GROUND FLOOR: Reception Hall, Cloakroom/WC, Lounge, Conservatory, Kitchen/Diner, Utility Room;
FIRST FLOOR: Master Bedroom with en-suite Shower Room, three further Bedrooms, Family Bathroom.

OUTSIDE there is an integral single Garage with driveway providing off-road parking to front and professionally landscaped south facing Garden to rear. Pedestrian access can be obtained to Wheatley Avenue via a hand gate at the bottom of the garden, enabling a short cut to the town centre.

ACCOMMODATION

GROUND FLOOR

Hardwood entrance door with stained glass leaded light gives access to:

Reception Hall

Radiator with ornament shelf over, oak floor, ceiling cornice, large under-stairs store cupboard, attractive staircase to first floor.

Cloakroom/WC

Coloured suite comprising low-flush WC and hand basin with tiled splashback, radiator with ornament shelf over, window to front.

Lounge 3.56m x 4.27m plus bay (11'8" x 14'0" plus bay)

Coal effect gas fire set in Adam style fireplace with marble tiled hearth, radiator with ornament shelf over, three wall-light points, two windows to side, bay window to front.

Dining Kitchen 5.34m x 6.25m (17'6" x 20'6")

Range of modern fitted units incorporating granite-effect work surfaces with matching upstand, inset sink with mixer tap, base cupboard and drawer units, inset electric hob, integrated dishwasher, eye level wall cupboards and integrated eye level electric double oven. There is space for upright fridge-freezer.

Laminate floor, two radiators, recessed ceiling spotlights, French doors leading to Conservatory, external French doors giving access to private rear garden, archway to Utility Room.

Conservatory 3.20m x 3.35m (10'6" x 11'0")

Oak floor, glass roof, picture windows overlooking gardens, glazed door giving access to patio.

Utility Room 1.35m x 2.08m (4'5" x 6'10")

Fitted worktop with tiled splashback and inset single drainer stainless steel sink, base cupboard and

matching eye-level wall cupboards, under-counter space and plumbing for washing machine, under-counter space for dryer, wall-mounted gas central heating boiler, part-glazed door to rear garden.

FIRST FLOOR

Landing

Attractive handrail and balustrade, loft hatch, built-in airing cupboard.

Bedroom One 3.63m x 3.94m plus wardrobes (11'11" x 12'11" plus wardrobes)

Two built-in double wardrobes with integral hanging rails and shelves, radiator, window to side, window to front.

En-suite Shower Room

White suite comprising low-flush WC, pedestal hand basin and separate shower cubicle with electric shower over, tiled splashbacks, radiator, shaver point, window to side.

Bedroom Two 2.95m x 3.00m plus wardrobe (9'8" x 9'10" plus wardrobe)

Built-in double wardrobe with integral hanging rail and shelf, radiator, window to rear overlooking landscaped garden.

Bedroom Three 2.87m x 2.57m plus eaves cupboard (9'5" x 8'5" plus eaves cupboard)

Large eaves storage cupboard, radiator, window to rear overlooking landscaped garden.

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Bedroom Four 2.06m x 3.02m max (6'9" x 9'11" max)

Radiator, window to front.

Family Bathroom

Coloured suite comprising low-flush WC, pedestal hand basin and panelled bath, tiled splashbacks, extractor fan, window to rear.

OUTSIDE

Integral Single Garage

Electric roller-shutter door, light and power.

Front Garden

Attractively landscaped to include lawn with central bed stocked with a variety of shrubs, plants and ornamental tree. A driveway gives access to the Garage and provides further off-road parking.

Rear Garden

Fully enclosed by timber fencing and enjoying southerly aspect, the garden has been professionally landscaped to include a multi-level gravelled terrace area incorporating rustic pergola and upper-level shrubbery stocked with wide variety of mature bushes and plants. Pedestrian access can be obtained to Wheatley Avenue via a hand gate at the bottom of the garden, enabling a short cut to the town centre.

TENURE

Freehold

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 - voice and data likely; Three - voice and data limited; O2 - voice limited, no data; 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.

GENERAL NOTE

Please note this property requires a degree of external refurbishment.

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 E

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

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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.

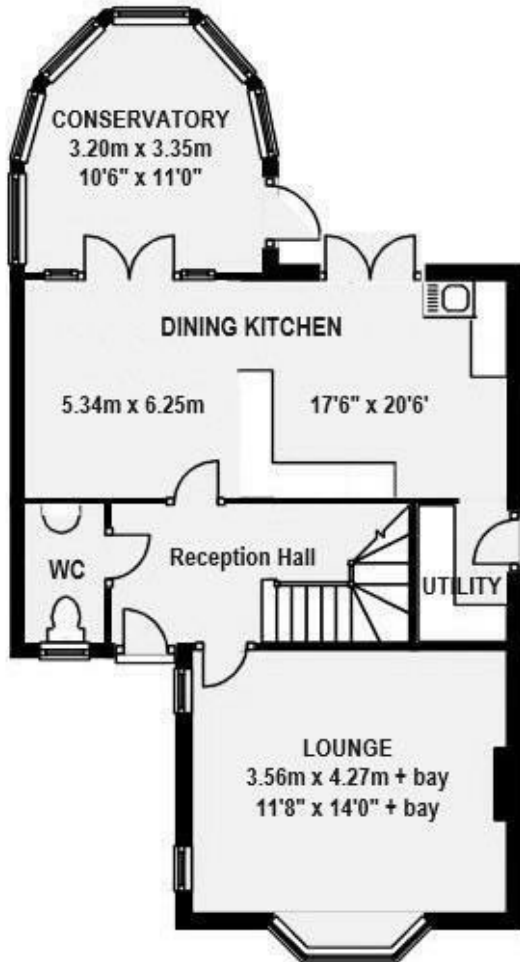




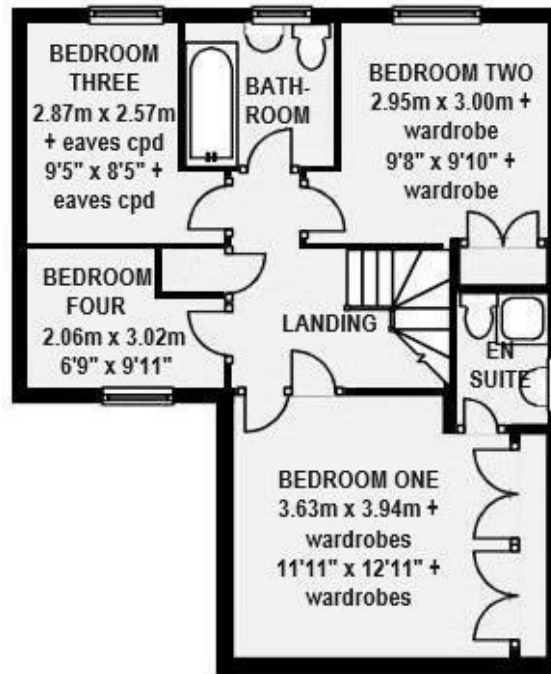




GROUND FLOOR



FIRST FLOOR



Not to scale - for identification purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(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