



**3 Chapel Walk, Adderley Street, Uppingham, Rutland, LE15 9NE**

**Asking Price £285,000**



Chartered Surveyors & Estate Agents

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## 3 Chapel Walk, Adderley Street, Uppingham, Rutland, LE15 9NE

Tenure: Freehold

Council Tax Band: B (Rutland)



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### DESCRIPTION

An attractive character townhouse set within sympathetic conversion of the Grade II listed former Congregational Church, a stone's throw of the Uppingham town centre.

The property retains many character features including stained-glass windows, ornamental pillars and arches, timber wall panelling and built-in pew seat.

The accommodation on offer benefits from gas fired central heating system and briefly comprises:

GROUND FLOOR: open-plan Kitchen/Diner, double Bedroom, Bathroom; FIRST FLOOR: open-plan Sitting Room, further double Bedroom with en-suite Shower Room.

OUTSIDE: allocated single car parking space.

### ACCOMMODATION

#### GROUND FLOOR

No 3 Chapel Walk is accessed via a feature glazed door with stained glass surround and matching full height arched glazed window above.

#### Open-plan Kitchen/Diner 4.47m x 5.61m overall (14'8" x 18'5" overall)

incorporating Dining Area and Kitchen Area as follows:

#### Dining Area

Radiator, traditional timber panelling to part of walls, timber pew-style seating area, wall light points, stairs leading to first floor, under-stairs store cupboard.

#### Kitchen Area

Range of attractive, modern fitted units featuring granite effect work surfaces, inset single drainer stainless steel sink with mixer tap, breakfast bar area, base cupboard and drawer units and matching eye level wall cupboards. Integrated appliances comprise fridge-freezer, electric oven and electric hob with extractor hood above. Tiled splashbacks, recessed ceiling spotlights.

#### Bedroom One 4.45m x 2.95m (14'7" x 9'8")

Radiator, timber panelling to part of walls, wall light point, window to rear with stained glass detail.

#### Bathroom 3.10m max x 1.63m max (10'2" max x 5'4" max)

White suite comprising bath with hand held shower and tiled surround, close coupled WC and hand

basin set within vanity unit. Tiled floor, radiator, recessed ceiling spotlights, built-in storage cupboard.

### FIRST FLOOR

#### Open-plan Sitting Room 4.42m x 4.42m (14'6" x 14'6")

Attractive mezzanine room with high ceiling, ornate ceiling rose, recessed ceiling spotlights, wall light point, feature arched window to front with stained glass detail and fitted storage cupboard housing Baxi gas combi boiler and plumbing for washing machine.

#### Bedroom Two 2.97m x 4.47m (9'9" x 14'8")

Radiator, wall light points, feature arched window to rear with stained glass detail and shutters.

#### En-suite Shower Room 2.51m x 1.42m (8'3" x 4'8")

White suite of concealed cistern WC and wall mounted hand basin with mixer tap, shower cubicle, fully tiled splashbacks, tiled floor, radiator, recessed ceiling spotlights, extractor fan.

### OUTSIDE

The property includes an allocated parking space.

### TENURE

Freehold

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

Outdoor: EE, O2, Three, 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.

### 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.

### FLOOD RISK

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

### 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.

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**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.

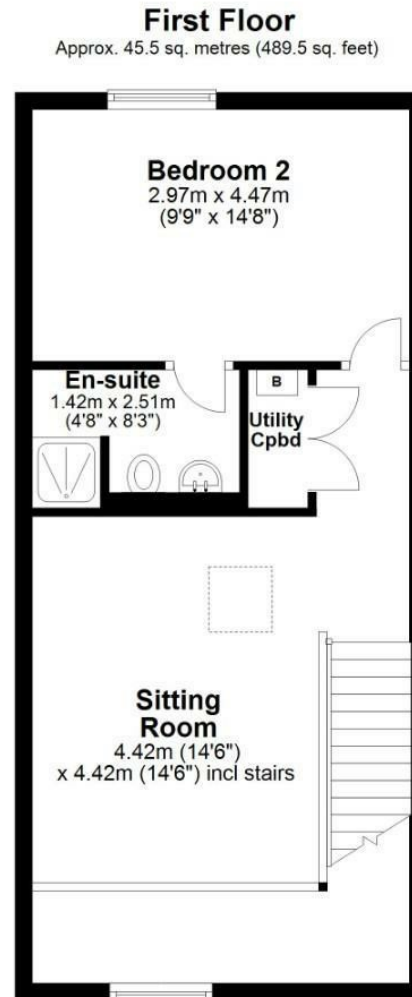
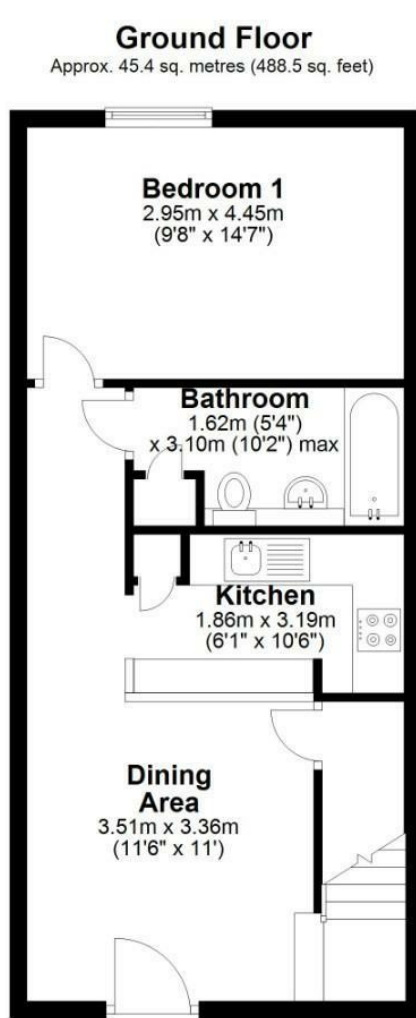
**Money Laundering Regulations 2003**

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.









Total area: approx. 90.9 sq. metres (978.0 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) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>73</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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