



26 North Street East, Uppingham, Rutland, LE15 9QL
Guide Price £170,000



Chartered Surveyors & Estate Agents



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DESCRIPTION

Extended Victorian end-terrace house situated within an easy walking distance of the Uppingham town centre and its amenities.

Benefiting from gas-fired central heating and double glazing, the interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Sitting Room, Living Room, refitted shaker-style Kitchen, WC; **FIRST FLOOR:** three Bedrooms, refitted contemporary Bathroom.

OUTSIDE there is a shared south-facing Courtyard.

On-street residents' parking. Permits can be obtained through Rutland County Council.

GROUND FLOOR

Sitting Room 3.86m into bay x 4.19m (12'8" into bay x 13'9")

Radiator, built-in double wardrobe, laminate flooring, wall panelling to dado height, coving to ceiling, under-stairs storage, bay window to front, access to stairs leading to first floor, door to Living Room.

Living Room 4.47m x 3.20m (14'8" x 10'6")

Decorative fire surround, radiator, exposed beam and coving to ceiling, window to rear, door to Kitchen.

Kitchen 4.88m x 1.75m (16'0" x 5'9")

Attractively refitted in modern shaker style and featuring wood-effect work surfaces with matching upstand and breakfast bar area, inset single drainer stainless steel sink with mixer tap, base cupboards and drawers with cup handles and matching eye-level wall cupboards.

Integrated appliances comprise Lamona dishwasher, Zanussi washer/dryer, Lamona electric oven and four-ring Lamona gas hob with glass splashback and extractor hood above. There is space for upright fridge-freezer.

Radiator, recessed ceiling spotlights, roof light, window and external door to courtyard garden, internal door to WC.

WC

Fitted low-level WC and wash hand basin, built-in cupboard housing Ideal gas-fired central heating boiler.

FIRST FLOOR

Landing

Access to Bedrooms Two and Three.

Bedroom Two 2.26m x 2.82m max (7'5" x 9'3" max)
Radiator, window to front.

Bedroom Three 4.09m max x 1.98m max (13'5" max x 6'6" max)

Built-in double wardrobe, radiator, window to front.

Inner Landing

Access to Bedroom One and Bathroom.

Bedroom One 2.69m x 3.25m (8'10" x 10'8")
Radiator, window to rear.

Bathroom 1.73m x 2.16m (5'8" x 7'1")

Refitted with contemporary white suite of concealed-cistern WC and rectangular hand basin with mixer tap set within unit with vanity cupboards beneath and panelled bath with two mixer shower heads above and glass screen.

Fully tiled splashbacks, chrome heated towel rail, obscure window to side.



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OUTSIDE

Rear Courtyard

Shared south-facing paved courtyard.

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; 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.

COUNCIL TAX

Band B
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.



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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.









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Total area: approx. 76.8 sq. metres (826.4 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		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(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

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