



**Jubilee Cottage, 2 Toons Yard, Uppingham, Rutland, LE15 9QU**  
**Offers In Excess Of £260,000**



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**Jubilee Cottage, 2 Toons Yard, Uppingham, Rutland, LE15 9QU**

**Tenure: Freehold**

**Council Tax Band: B (Rutland County Council;)**



**Chartered Surveyors & Estate Agents**

## **DESCRIPTION**

Delightful middle-terrace ironstone cottage offering tastefully appointed accommodation full of character in the centre of the historic market town of Uppingham.

Benefiting from Nest-controlled gas central heating system, the beautifully presented interior oozes period charm and provides accommodation briefly comprising:

**GROUND FLOOR:** Entrance Hall, Lounge with feature fireplace, shaker-style Kitchen/Diner with feature fireplace, Rear Hall;

**FIRST FLOOR:** two Bedrooms, Shower Room.

**OUTSIDE** there is a shared courtyard garden to the rear.

On-street parking with resident parking permit.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Hall**

Panelled entrance door with glazed insets at the top, radiator, quarry tiled floor, panelling to part of walls, spotlights.

#### **Lounge 3.63m max x 3.02m + cupboard (11'11" max x 9'11" + cupboard)**

Feature fireplace with mirrored mantel above, traditional built-in cupboards to either side of fireplace, radiator, under-stairs storage cupboard, recessed ceiling spotlights, window to front.

#### **Kitchen/Diner 4.98m max x 2.59m (16'4" max x 8'6")**

##### **Kitchen Area**

Fitted in shaker style and featuring worktops with inset 1.5-bowl single drainer stainless steel sink, drawers and cupboards with cup handles beneath, matching eye-level wall cupboards and integrated appliances comprising fridge-freezer, Lamona dishwasher, Lamona electric oven and four-ring gas hob with extractor above. There is under-counter space and plumbing for washing machine.

Oak floor, tiled splashbacks.

##### **Dining Area**

Elegant period fireplace, radiator, oak floor, window to front.

##### **Rear Hall**

Stairs with window leading to first floor, part-glazed external door to rear courtyard.

### **FIRST FLOOR**

#### **Landing**

Built-in storage cupboard housing Glow Worm gas

central heating boiler, exposed beam, feature window to rear.

#### **Bedroom One 2.49m x 3.51m (8'2" x 11'6")**

Radiator, exposed beam, high-level glazed panel to Landing

#### **Bedroom Two 2.49m x 2.95m (8'2" x 9'8")**

Radiator, window to front.

#### **Shower Room 1.50m x 2.39m max (4'11" x 7'10" max)**

Fitted vanity unit incorporating concealed-cistern WC and hand basin, walk-in shower cubicle with Aqualisa shower above and tiled surround, chrome heated towel rail, tiled floor, recessed ceiling spotlights.

## **OUTSIDE**

### **Shared Courtyard Garden**

Attractively landscaped for ease of maintenance.

### **Parking**

On-street parking with a resident parking permit.

## **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:

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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', chemists', library and dentists'.

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

### 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.

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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.

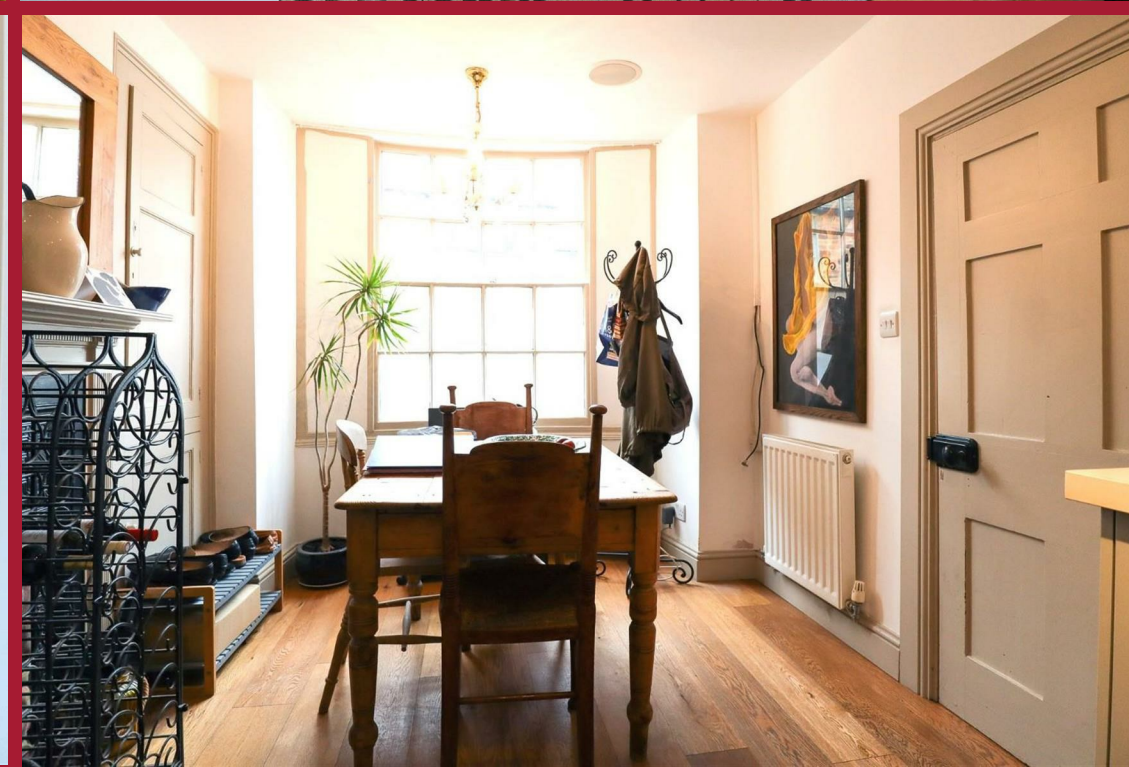
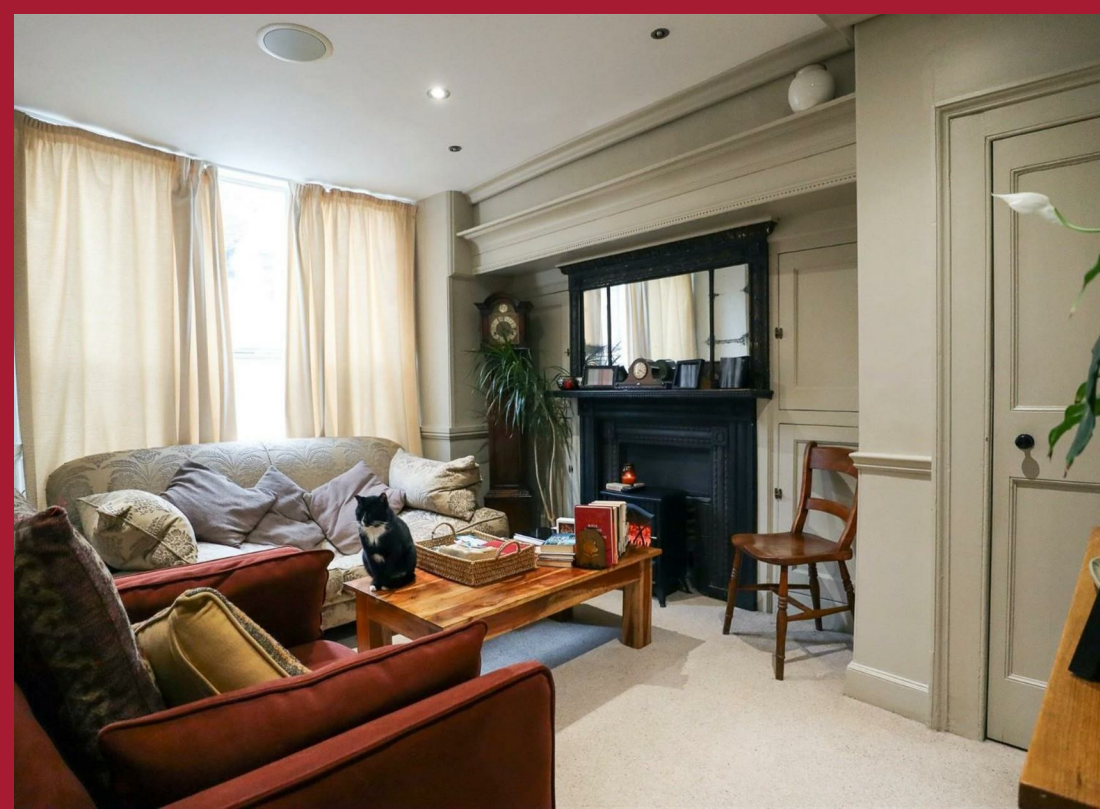
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.

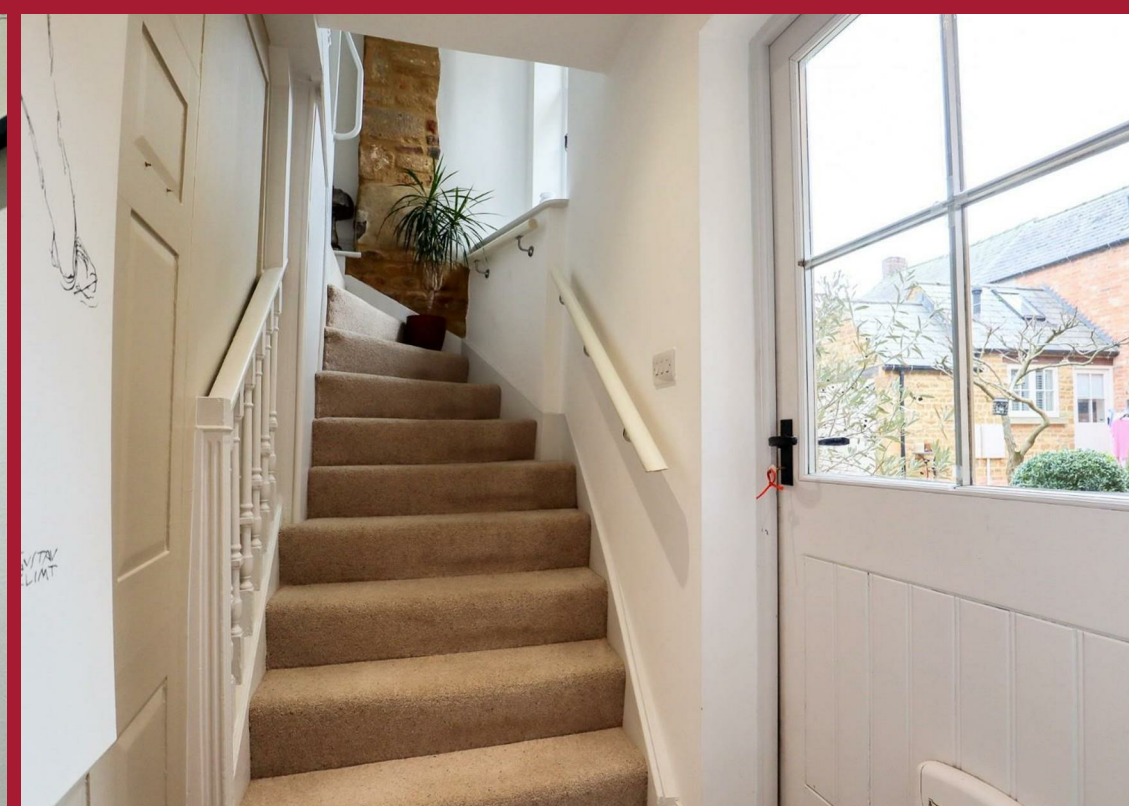
Money Laundering Regulations 2003

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.









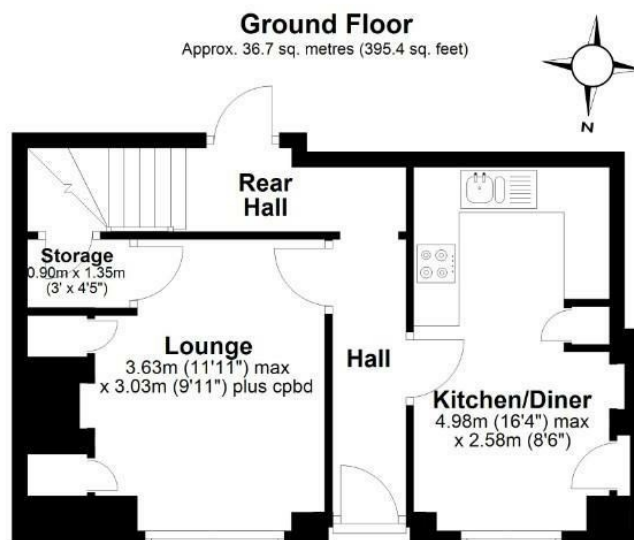








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Total area: approx. 68.4 sq. metres (735.8 sq. feet)

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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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