



42 North Street West, Uppingham, Rutland, LE15 9SG
Guide Price £319,950



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

42 North Street West, Uppingham, Rutland, LE15 9SG

Tenure: Freehold

Council Tax Band: C (Rutland County Council)



Chartered Surveyors & Estate Agents

DESCRIPTION

Tastefully appointed Victorian end-terrace house with good-size, enclosed rear garden located within walking distance of Uppingham town centre and its amenities.

Benefiting from gas-fired central heating, the property retains much of its period charm and features original quarry tiled floors, log-burning stoves and sash windows. The interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Sitting Room with log-burning stove, Dining Room with log-burning stove, modern shaker-style Kitchen, Utility, Rear Porch, WC; FIRST FLOOR: three Bedrooms, modern Bathroom.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Recessed Porch

Original quarry tiled floor, outside light, traditional part-glazed panel entrance door with transom leading to:

Entrance Hall

Radiator, original quarry tiled floor, stairs leading to first floor, doors to Sitting Room and Dining Room.

Sitting Room 4.37m incl bay x 2.46m (14'4" incl bay x 8'1")

Log-burning stove set in fireplace with brick surround, radiator, picture rail, feature bay window to front with window seat and storage below, window to side.

Dining Room 3.51m x 4.27m (11'6" x 14'0")

Cast-iron log-burning stove set in feature fireplace recess, understairs cupboard, radiator, original quarry tiled floor, picture rail, window overlooking rear garden, access to Kitchen.

Kitchen 2.69m x 2.39m (8'10" x 7'10")

Attractively fitted in modern shaker style and featuring timber-effect work surfaces with matching upstand, inset single drainer sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. Space for slot in cooker with stainless steel splashback and fitted Hotpoint extractor hood above, undercounter space and plumbing for washing machine, space for fridge-freezer.

Original quarry tiled floor, two windows to side.

Utility 1.47m x 1.37m (4'10" x 4'6")

Fitted timber-effect work surface with shaker-style cupboards beneath and above (to match kitchen), radiator, original quarry tiled floor, access to Rear Porch.

Rear Porch 0.94m x 2.72m (3'1" x 8'11")

Tiled floor, internal door to WC, picture window and external half-glazed door to rear garden.

WC

Fitted low-level WC, tiled floor, Worcester gas central heating boiler, window to side.

FIRST FLOOR

Landing

Loft access hatch.

Bedroom One 3.66m x 5.56m (12'0" x 18'3")

Feature period cast-iron fireplace, walk-in wardrobe with fitted shelving, radiator, picture rail, two sash windows to front.

Bedroom Two 3.48m x 4.55m (11'5" x 14'11")

Feature period cast-iron fireplace, radiator, picture rail, window overlooking rear garden.

Bedroom Three 1.65m x 2.39m (5'5" x 7'10")

Radiator, window overlooking rear garden.

Bathroom 2.57m x 1.42m (8'5" x 4'8")

Modern white suite comprising low-level WC, pedestal hand basin and panelled double-ended bath with deluge shower head above, further hand-held shower, tiled surround and concertina shower screen. Chrome heated towel rail, tiled floor, extractor fan, window to side.

OUTSIDE

Front Garden

The front garden is bounded by attractive low-level stone walling and gives access to the main entrance door.

42 North Street West, Uppingham, Rutland, LE15 9SG

Tenure: Freehold

Council Tax Band: C (Rutland County Council)



Chartered Surveyors & Estate Agents

Covered Side Passage

(links front and rear of the property)

Internal door to Entrance Hall, external doors to front and rear.

Rear Garden

The fully enclosed rear garden is laid to lawn with paved patio area immediately to the rear of the house and mature shrubs and bushes to borders.

Parking

On-street parking (resident's permit required).
Enquiries to Rutland County Council.

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:

EE - variable in-home, good outdoor

O2 - good (outdoor only)

Three - good (outdoor only)

Vodafone - good (outdoor only)

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 C

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

42 North Street West, Uppingham, Rutland, LE15 9SG
Tenure: Freehold
Council Tax Band: C (Rutland County Council)



Chartered Surveyors & Estate Agents

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

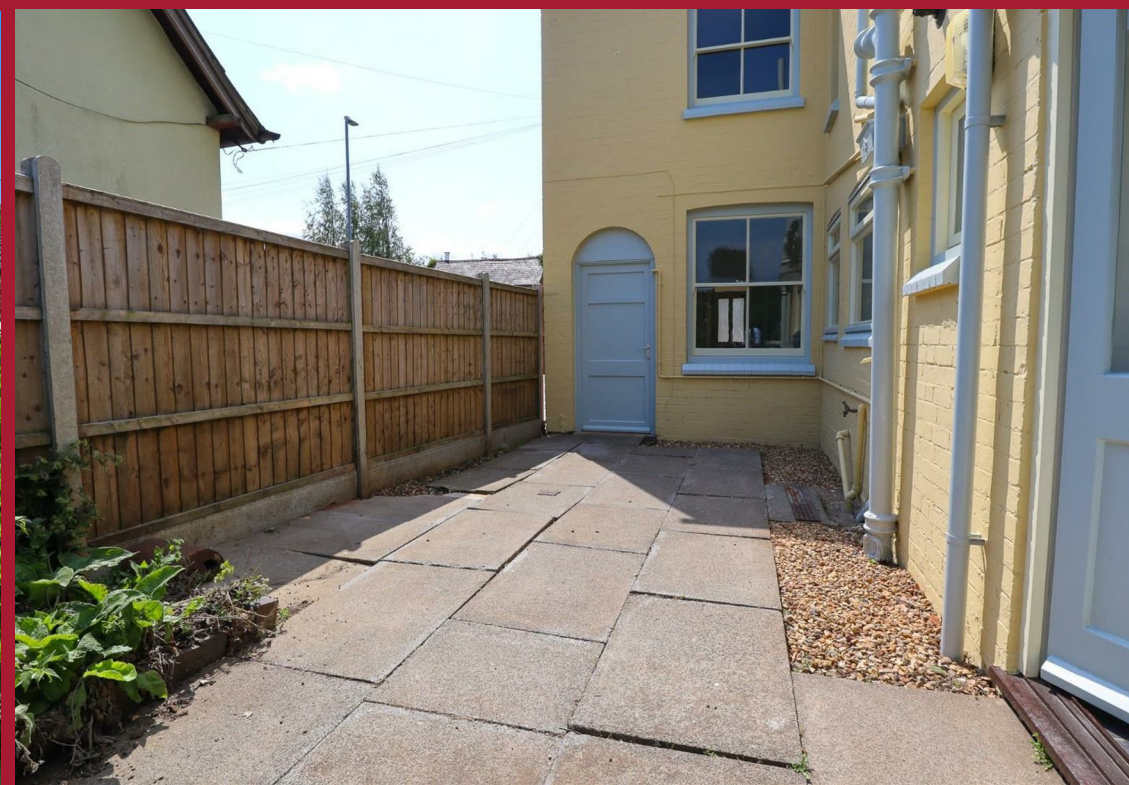
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

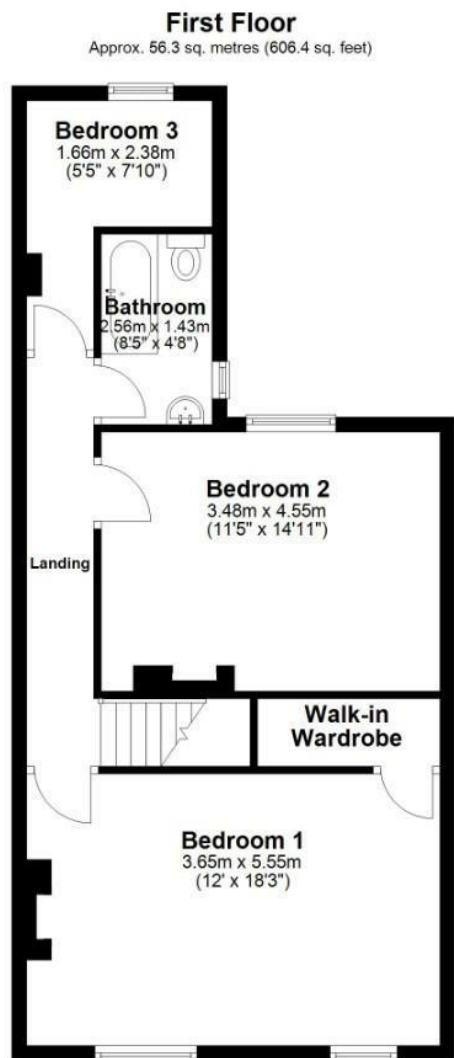
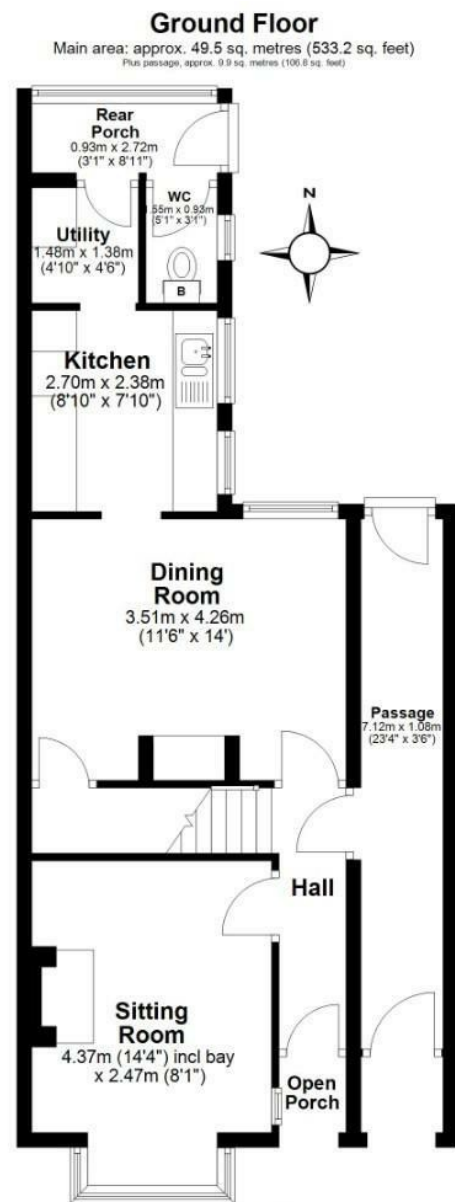












Main area: Approx. 105.9 sq. metres (1139.6 sq. feet)
Plus passage, approx. 9.9 sq. metres (106.8 sq. feet)

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.



Chartered Surveyors & Estate Agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	58	82
(81-91) B		
(69-80) C		
(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 (CO ₂) 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