



1 Branston Road, Uppingham, Rutland, LE15 9RR
Offers In Excess Of £199,950



Chartered Surveyors & Estate Agents

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

1 Branston Road, Uppingham, Rutland, LE15 9RR

Tenure: Freehold

Council Tax Band: B (Rutland County Council)



Chartered Surveyors & Estate Agents

DESCRIPTION

Newly redecorated end-terrace house with larger-than-average gardens offering newly refurbished accommodation in a popular location.

Benefiting from gas central heating and replacement double glazing, the interior features a contemporary kitchen and bathroom and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Kitchen/Diner with pantry, Cloakroom/WC; **FIRST FLOOR:** three Bedrooms, Bathroom.

On-street parking, no resident's permit required.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double-glazed entrance door with glazed side panel, radiator, laminate flooring, stairs leading to first floor, understairs storage.

Living Room 4.33m x 3.19m (14'2" x 10'5")

Attractive feature fireplace, fitted wall shelving and

cupboards, radiator, laminate flooring, picture window to front.

Kitchen/Diner 3.90m x 3.19m (12'9" x 10'5")

Excellent range of contemporary units incorporating wood-effect work surfaces with matching tall upstand, inset 1.5-bowl composite sink with mixer tap, ample soft-close base cupboard and drawer units with two kick-space heaters, eye-level soft-close wall cupboards and tall store cupboard. Integrated appliances comprise eye-level Bosch microwave oven and two Bosch electric ovens, Bosch induction hob with glass splashback and extractor fan above. There are undercounter spaces with plumbing for dishwasher and washing machine, as well as space for freestanding fridge-freezer.

Small window to side, window and external door to rear garden, internal doors to Pantry and Cloakroom/WC.

Pantry 1.40m x 2.21m (4'7" x 7'3")

With fitted wall shelving.

Cloakroom/WC

Cloakroom area, WC area with white suite comprising low-level WC and wall-mounted hand basin, radiator and window to rear.

FIRST FLOOR

Landing

Built-in cupboard, radiator, loft access hatch.

Bedroom One 4.43m x 3.19m (14'6" x 10'5")

Built-in wardrobe, radiator, window to rear.

Bedroom Two 4.42m x 3.18m (14'6" x 10'5")

Radiator, window to front.

Bedroom Three 3.15m x 2.03m (10'4" x 6'8")

Radiator, window to front.

Bathroom

Contemporary suite comprising concealed-cistern WC, rectangular hand basin with mixer tap set within vanity unit with drawers beneath and double-ended 'P'-shaped bath with Triton power shower above and curved glass screen.

Chrome heated towel rail, radiator, fully tiled splashbacks, wood-effect laminate flooring, two windows to rear.

OUTSIDE

Front Garden

The front garden is open plan and laid to lawn with adjoining pathway leading to the front door.

A timber side hand gate links front and rear of the property.

1 Branston Road, Uppingham, Rutland, LE15 9RR

Tenure: Freehold

Council Tax Band: B (Rutland County Council)



Chartered Surveyors & Estate Agents

Rear Garden

The generously-sized rear garden is laid mainly to lawn and would benefit from further cultivation.

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 - variable (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 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 Branston Road, Uppingham, Rutland, LE15 9RR

Tenure: Freehold

Council Tax Band: B (Rutland County Council)



Chartered Surveyors & Estate Agents

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.

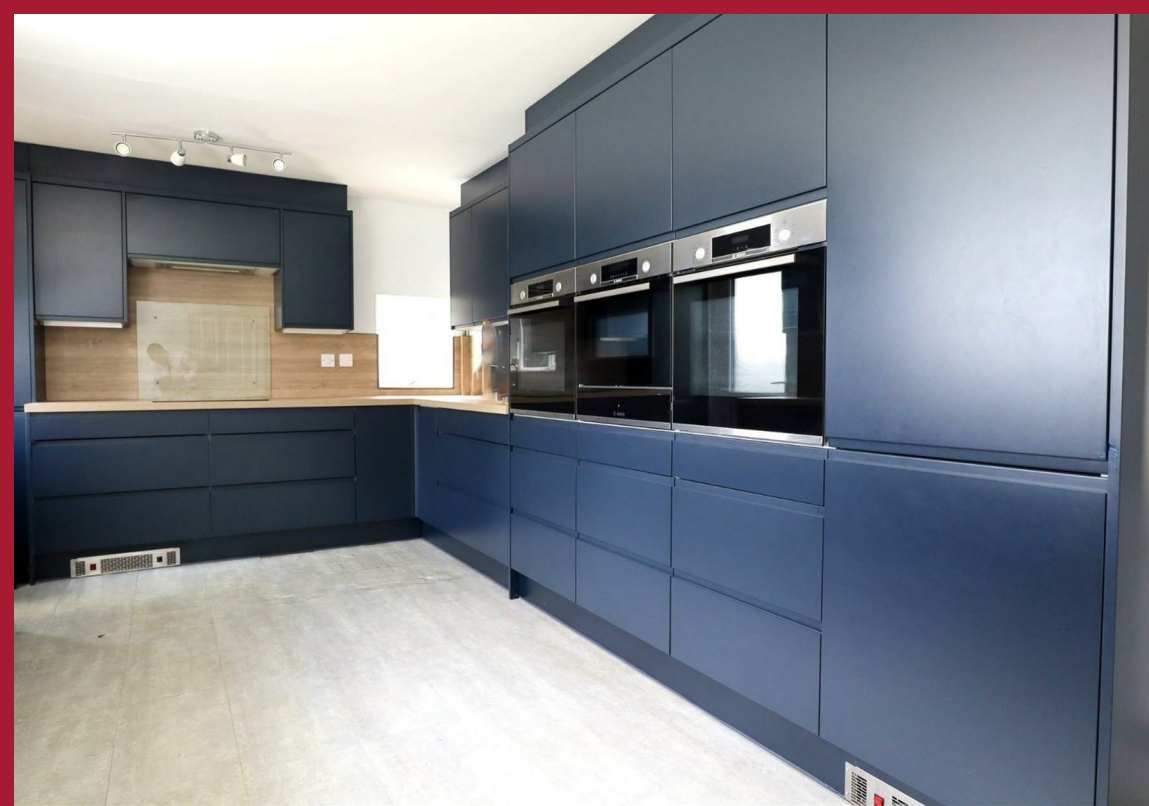
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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.



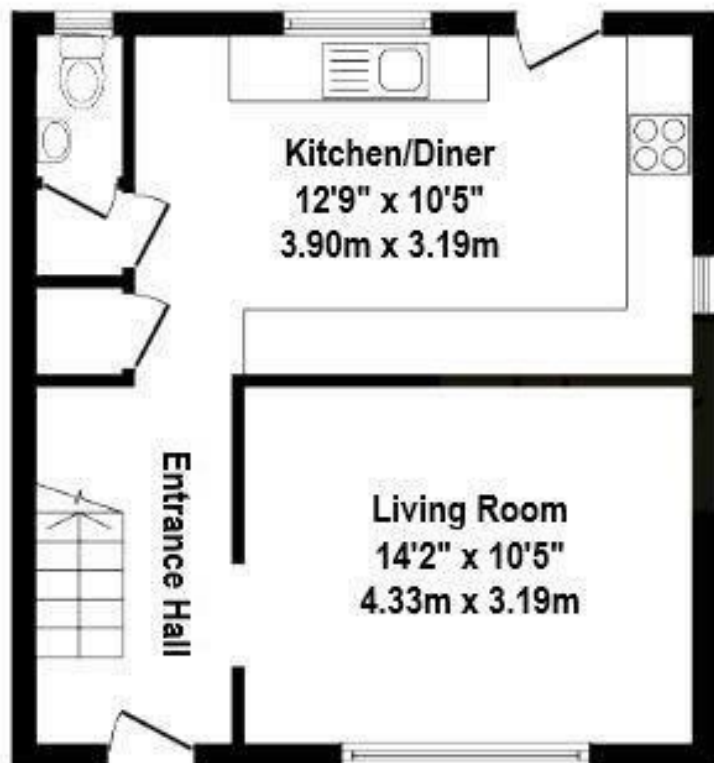




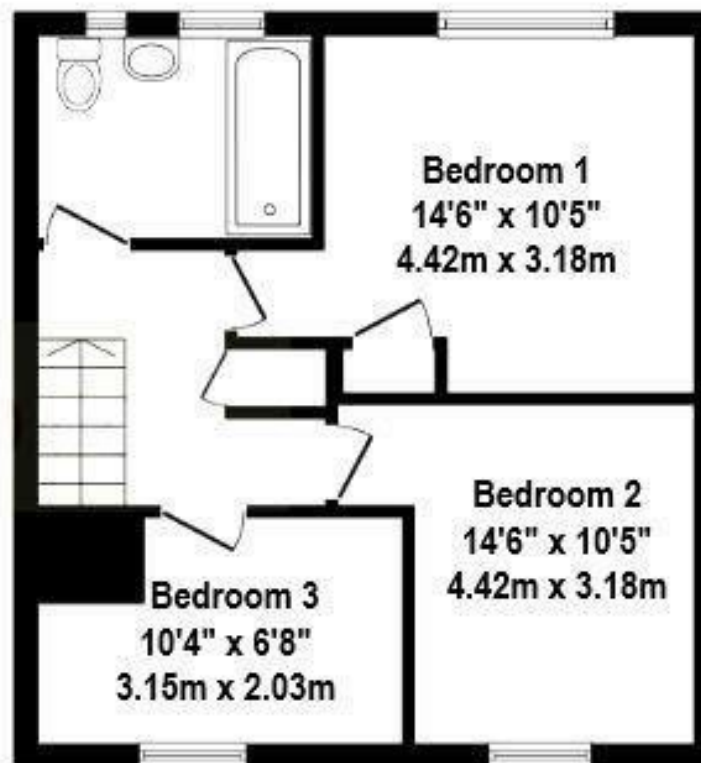


Chartered Surveyors & Estate Agents

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		
(69-80) C		77
(55-68) D	63	
(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	
----------------------------	----------------------------	--