

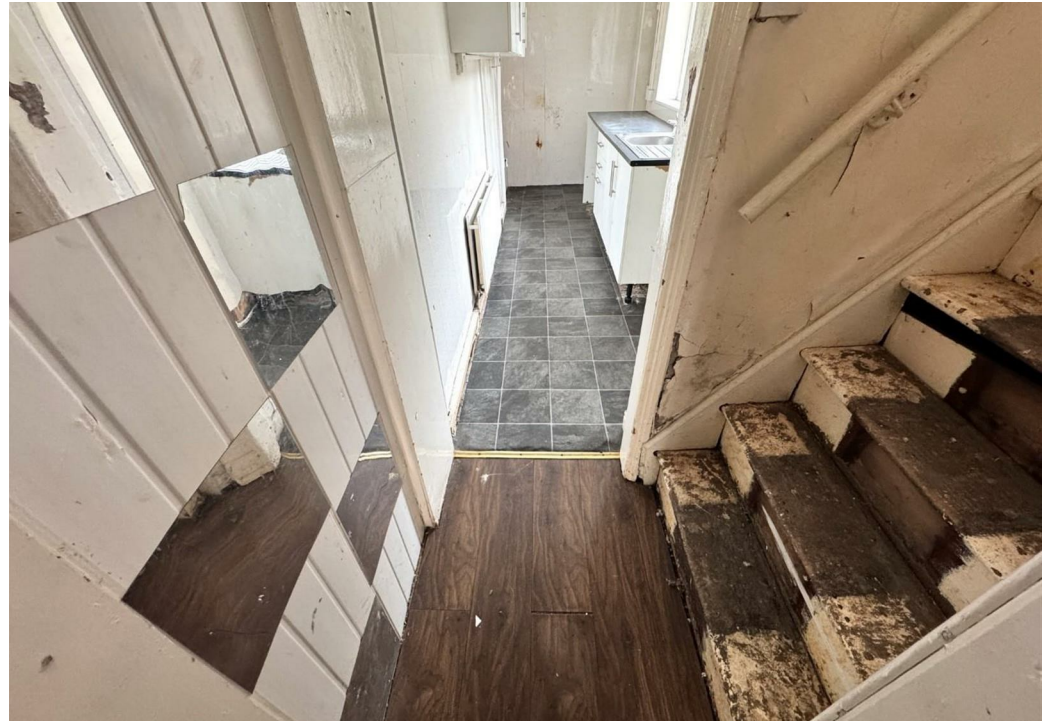


Uppingham Street, TS25 5RS
2 Bed - House - Mid Terrace
£29,950

Council Tax Band: A
EPC Rating:
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Uppingham Street, TS25 5RS

*** NO CHAIN INVOLVED *** INVESTMENT OPPORTUNITY *** A conveniently located TWO BEDROOM mid terraced property which offers accommodation in need of upgrading. The home is part uPVC double glazed, features gas central heating and briefly comprises: entrance vestibule through to the lounge with inner stairs leading through to the kitchen and ground floor bathroom. To the first floor are two bedrooms and externally is a yard to the rear with gated access. Uppingham Street is situated between Oxford Road and Cornwall Street with easy access to amenities.

GROUND FLOOR

ENTRANCE VESTIBULE

Internal door giving access to the lounge.

LOUNGE

14'10 x 12'4 (4.52m x 3.76m)

Laminate flooring, double radiator.

INNER STAIRS

Staircase to the first floor, access to the kitchen.

KITCHEN

14'10 x 5'1 (4.52m x 1.55m)

Units to base and wall level, contrasting work surface incorporating an inset single drainer stainless steel sink unit with dual taps, panelling to walls and ceiling, uPVC double glazed door to the rear yard, uPVC double glazed window to the side aspect, double radiator.

GROUND FLOOR BATHROOM/WC

7'10 x 5'10 (2.39m x 1.78m)

Fitted with a three piece suite comprising: bath with dual taps, pedestal wash hand basin with dual taps, low level WC, panelling to splashback, uPVC double glazed window to the rear aspect, double radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the rear aspect, access to both bedrooms.

BEDROOM ONE

12'4 x 11'10 (3.76m x 3.61m)

uPVC double glazed window to the front aspect, storage cupboard to alcove, single radiator.

BEDROOM TWO

9' x 6'5 (2.74m x 1.96m)

uPVC double glazed window to the rear aspect, combi boiler, single radiator.

EXTERNALLY

The property features an enclosed yard to the rear with gated access.

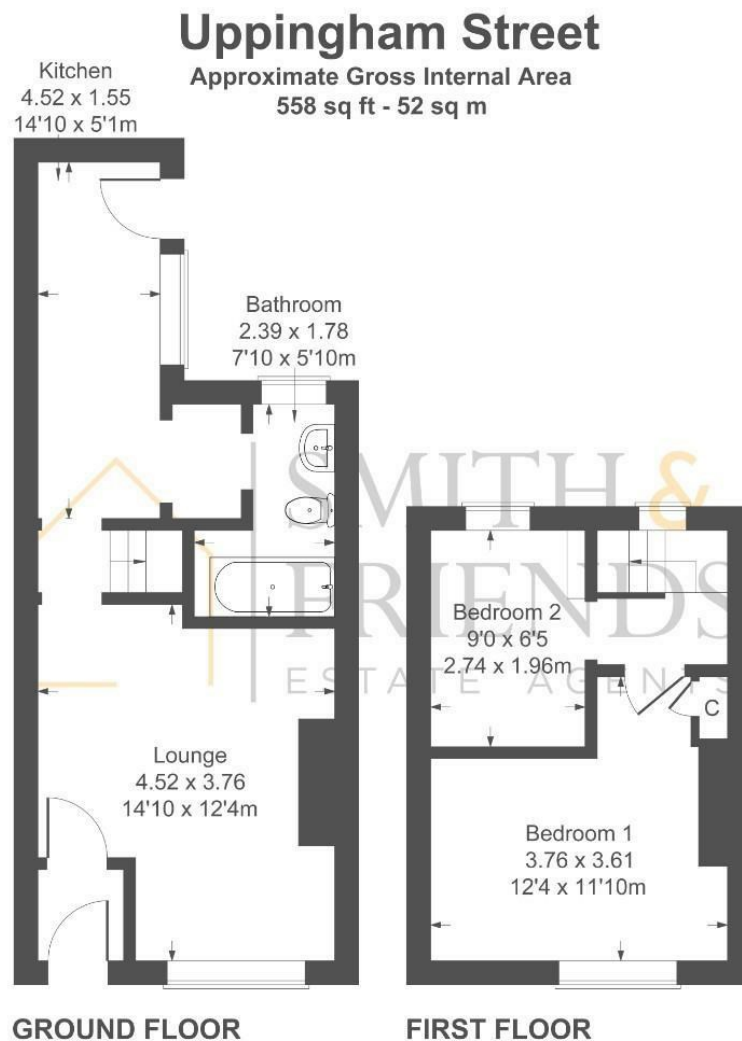
NB 1

All services/appliances have not and will not be tested.

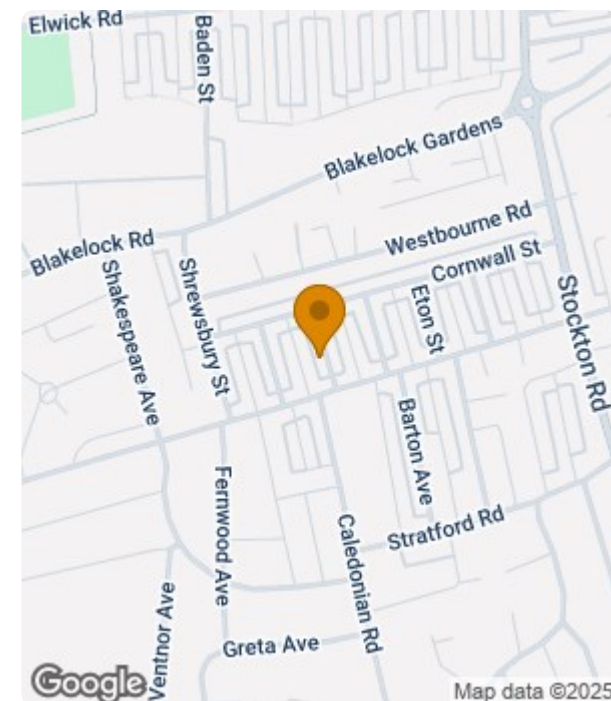
NB 2

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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