



Hurfords

1 Branston Road, Uppingham Freehold £185,000

Key Features

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom end of terrace property
- Close to Schools

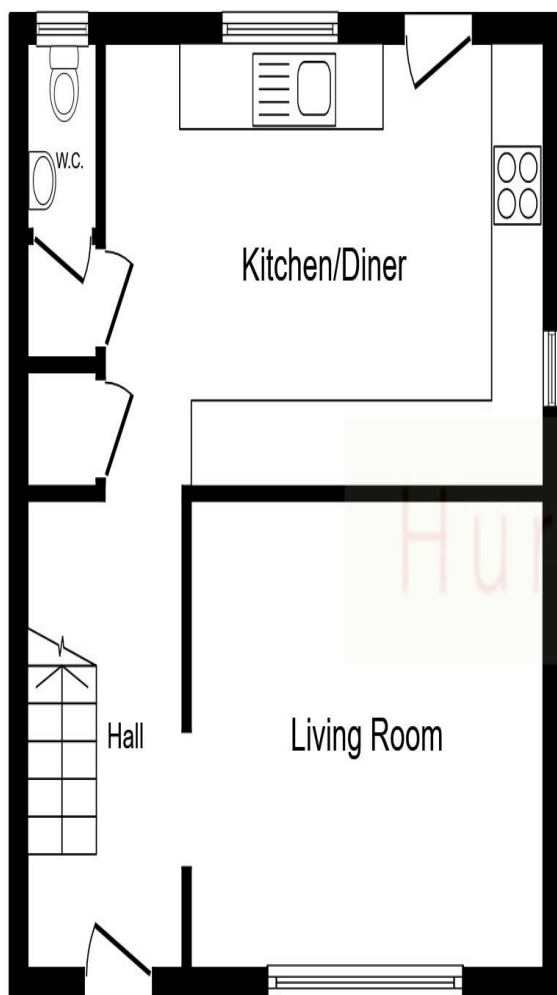
The property is entered via the entrance hall with stairs leading to the first floor and a cupboard under the stairs. To the right is the living room with a large window overlooking the front aspect and lovely electric fireplace. To the rear is the kitchen breakfast room which has a range of base and wall units, integrated appliances, space for a breakfast table and three cupboards. The utility room and downstairs W/C lie off the kitchen with a door accessing the rear garden.

To the first floor are two double bedrooms, further bedroom and family bathroom occupying a three piece suite with shower over the bath.

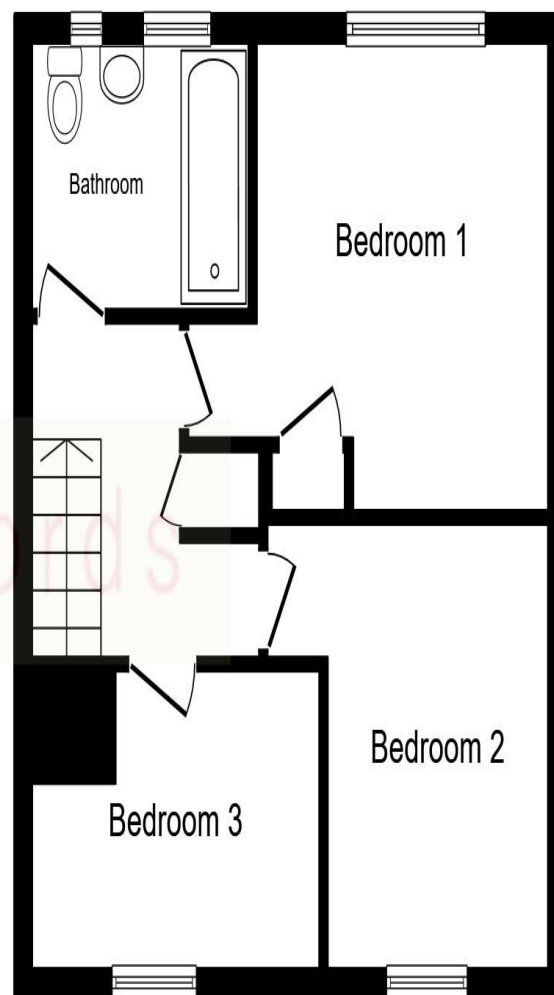
Outside

To the front of the property is a small lawned area with a path leading to the front door and side access. There is a large garden located to the rear of the property and is mainly laid to lawn with space for a





Ground Floor



First Floor

shed.

Room Measurements

Ground Floor

Entrance Hall

Living Room - 4.34m x 3.18m max (14'4 x 10'5)

Kitchen Breakfast - 3.89m x 3.18m (12'9 x 10'5)

Utility Room - 1.40m x 2.21m (4'7 x 7'3)

W/C

First Floor

Bedroom 1 - 4.43m x 3.18m max (14'6 x 10'5)

Bedroom 2 - 4.43m max x 3.17m max (14'6 x 10'5)


Bedroom 3 - 3.14m x 2.03m (10'4 x 6'8)

Bathroom

Selling your property?

Contact us to arrange a FREE home valuation.

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTU101625 - 0002

