



Hurfords

15 Firs Avenue, Uppingham Freehold Offers Over £365,000

Key Features



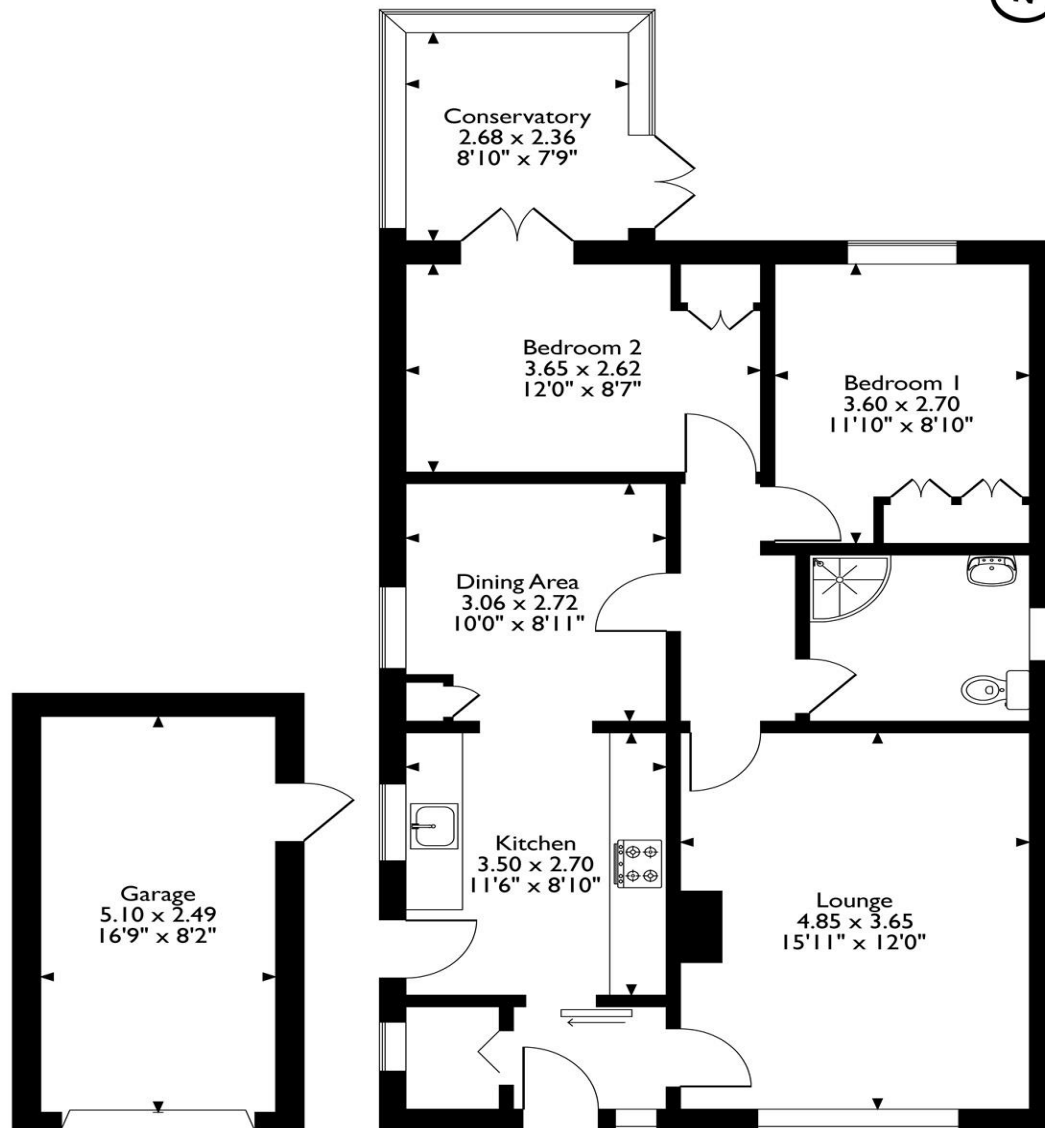
- Well Presented 2/3 Bedroom Bungalow
- Open Plan Kitchen & Dining Space
- Enclose Low Maintenance Rear Garden with Field Views
- Off Road Parking
- Single Garage

Hurfords are pleased to bring to market this well-presented two-bedroom bungalow, conveniently located just a short walk from Uppingham town centre and the Doctor's Surgery. The Uppingham Hopper Bus can pick up from the end of the drive to take to the High Street. Originally a three-bedroom property, the bungalow has been thoughtfully reconfigured to create a spacious kitchen-dining area by converting the third bedroom into an adjoining dining room to the kitchen. However, this can easily be reverted back to a bedroom if required.

The modern kitchen features a range of wall and base units, providing ample storage and functionality. There is also side access to the property from this area, located to the left of the front entrance. Adjacent to the entrance, there is a generous storage space for coats and shoes, leading into a bright and spacious lounge on the right-hand side.



15, Firs Avenue, Uppingham, Oakham
Approximate Gross Internal Area
Main House = 79 Sq M/850 Sq Ft
Garage = 13 Sq M/140 Sq Ft
Total = 92 Sq M/990 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

At the rear of the property, two well-proportioned double bedrooms can be found, both featuring fitted storage. These bedrooms share a modern family bathroom, complete with a walk-in shower, basin, and WC. Additionally, the property benefits from a conservatory, accessible from the rear bedroom, which opens onto the private, fully enclosed rear garden.

The garden itself is well-maintained, featuring formal flower beds, a garden shed for storage, and picturesque views over the surrounding fields. To the left-hand side of the home, there is a single garage with side access to the rear garden.

The property has previously been granted planning permission for a front extension to include a guest toilet, offering potential for further development to suit future owners' needs. Ready to move into and presented in excellent condition, this home provides a perfect balance of comfort, practicality, and charm.

To view this property call Hurfords on: 01572 821777

Selling your property?

Contact us to arrange a FREE home valuation.

 01572 821777

 21 High Street East, Uppingham, OAKHAM, Leicestershire, LE15 9PY

 uppingham@hurfords.co.uk

 www.hurfords.co.uk



 SCAN ME



Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: GTU101905 - 0002

