



Hurfords

Cottesmore Road, Uppingham Oakham Freehold

Key Features

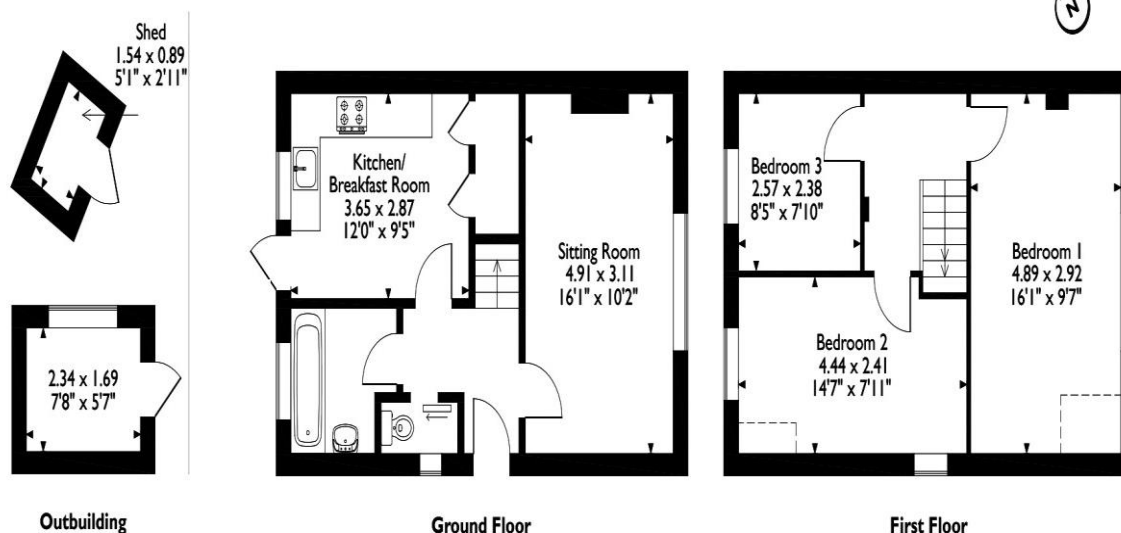
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Within walking distance of Uppingham town centre/no onward chain
- Semi-detached, three bedroomed dormer bungalow

The property is entered through the door to the side and into the entrance hall with doors off to the sitting room, kitchen/breakfast room, separate WC and bathroom. The good-sized living room has a large window to the front letting in lots of light. The kitchen/breakfast room has light wooden wall and base units and spaces for appliances including dishwasher, washing machine, cooker and fridge/freezer. There is ample room for a breakfast table and chairs. The window overlooks the rear garden and a door leads out to the garden. There is also a handy storage cupboard under the stairs. The family bathroom is located on the ground floor and has a vanity sink and bath with electric shower over. The toilet is separate but adjacent to the bathroom.



10 Cottesmore Road Uppingham, Rutland



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.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Upstairs are the three bedrooms, two double and one single bedroom. The main bedroom is to the front and the other two rooms to the rear.

Outside


The front garden is gravelled to allow off-road parking for a couple of vehicles with slate raised border with a few shrubs. There is a gate to the rear garden which is mainly laid to lawn with fencing and hedging along the borders.

To view this property call Hurfords on: 01572 821777

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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: GTU102021 - 0002

