4 Firth Park, Uppingham, Rutland, LE15 9SZ
Offers Over £230,000

MURRAY
Chartered Surveyors & Estate Agents

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4 Firth Park, Uppingham, Rutland, LE15 9SZ
Tenure: Freehold
Council Tax Band: C (Rutland County Council)

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DESCRIPTION

Modern middle-terrace house with three double bedrooms, two allocated parking spaces and attractive courtyard garden situated in a popular residential area on the edge of Uppingham, within walking distance of shops and other amenities.

Benefiting from gas central heating and full double glazing, the accommodation is arranged over three storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Lounge, Dining Kitchen, Rear Lobby, WC; FIRST FLOOR: two Double Bedrooms, Bathroom; SECOND FLOOR: Master Bedroom with en-suite Shower Room.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

UPVC entrance door, radiator, laminate flooring, stairs to first floor.

Lounge 4.09m x 3.86m (13'5" x 12'8")

Living-flame electric fire set in feature wooden surround with marble-effect inset and matching raised hearth, radiator, laminate flooring, understairs cupboard, window to front.

Dining Kitchen 3.56m x 3.15m (11'8" x 10'4")

Range of attractive modern fitted units incorporating roll-top work surfaces with tiled splashbacks, inset single drainer sink with mixer tap, cupboard and drawer units and matching eye-level wall cupboards. Integrated appliances comprise electric oven and gas hob with extractor fan above. Undercounter space and plumbing for washing machine, space for upright fridge-freezer, wall-mounted Ikon gas central heating boiler.

Radiator, laminate flooring, two windows to rear, door to Rear Lobby.

Rear Lobby

Internal door to WC, part-glazed external door to rear garden.

WC

Two-piece suite comprising low-level WC and pedestal hand basin, radiator, laminate flooring, extractor fan.

FIRST FLOOR

Landing

Built-in cupboard, stairs leading to second floor.

Bedroom Two 3.63m x 2.77m (11'11" x 9'1")

Fitted wardrobe, radiator, window to front.

Bedroom Three 3.66m x 2.77m (12'0" x 9'1")

Radiator, window to rear.

Bathroom

Three-piece suite comprising low-level WC, pedestal hand basin and panelled bath with fitted splashback. Radiator, extractor fan, window to rear.

SECOND FLOOR

Landing

Bedroom One 5.26m x 3.91m (17'3" x 12'10")

Radiator, window overlooking rear garden.

En-suite Shower Room

Fitted with low-level WC, pedestal hand basin and corner shower cubicle with Triton shower above and mermaid boarding to splashbacks. Partially tiled walls, radiator, extractor fan.

OUTSIDE

Parking

The property includes two allocated parking spaces (to the rear).

Garden

To the rear of the property there is a fully enclosed garden attractively hard-landscaped for ease of maintenance.

Timber garden shed, external hand gate to rear.

SERVICES

Mains electricity
Mains water supply

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Mains sewerage
Gas central heating

According to https://checker.ofcom.org.uk/
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor and in-home
O2 - good outdoor
Three - good outdoor
Vodafone - variable outdoor
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.

COUNCIL TAX

Band C
Rutland County Council, Oakham 01572-722577

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 a 30-minutes' drive, and Corby, approximately a 20-minutes' drive, offer services to London 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, golf etc. In addition, there are many sports throughout Uppingham and Rutland catering for most needs.

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. 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

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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.

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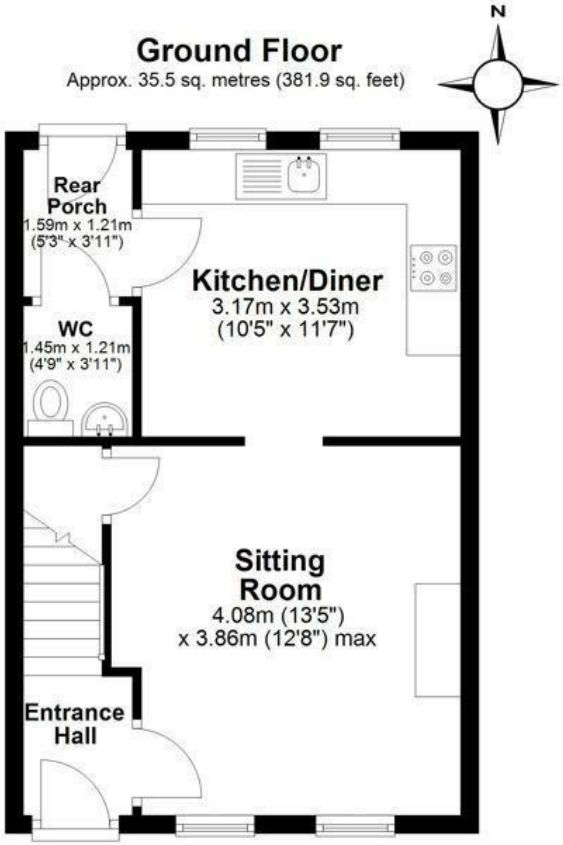
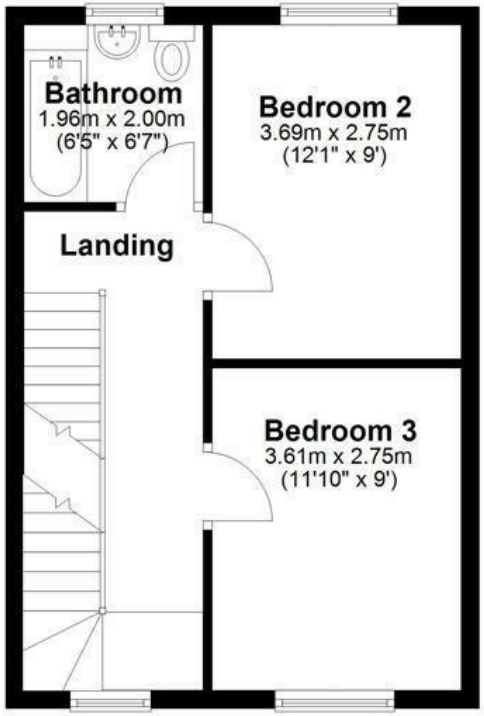
Ground Floor

Approx. 35.5 sq. metres (381.9 sq. feet)



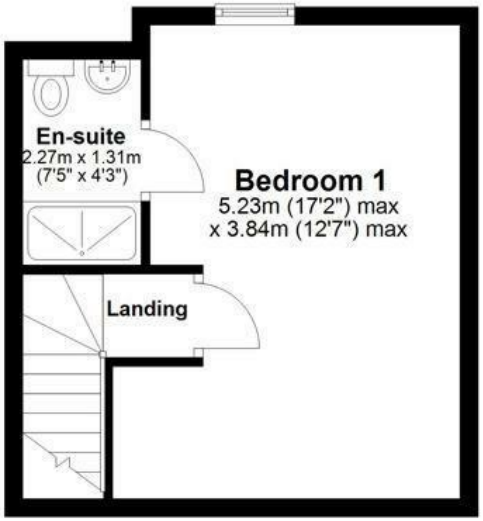
First Floor

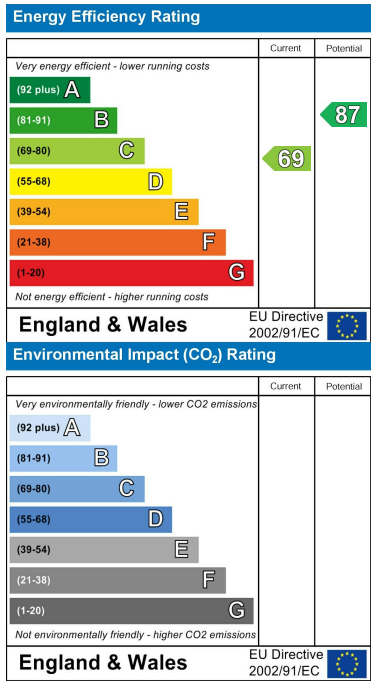
Approx. 35.7 sq. metres (384.0 sq. feet)



Second Floor

Approx. 24.7 sq. metres (266.2 sq. feet)





Total area: approx. 95.9 sq. metres (1032.1 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.