



Hurford

South View, Uppingham, Oakham Freehold £250,000

# Key Features

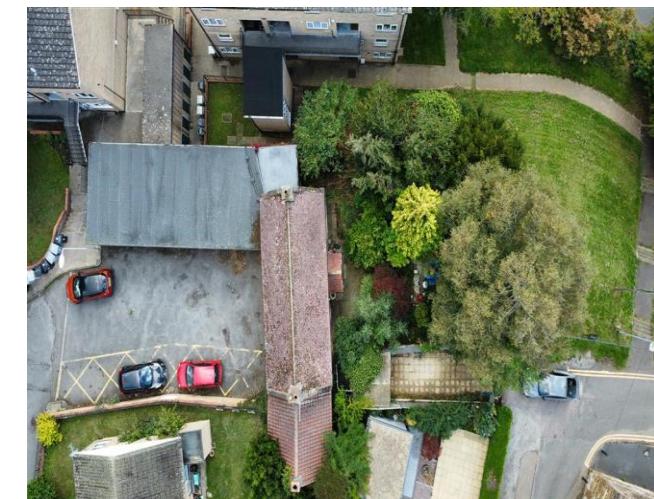
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End of chain
- Character property - En-suite

Hurford's are delighted to introduce this fabulous two-bedroom character property, situated on the ever-desirable South View in the heart of historic Uppingham, this property offers a rare opportunity for someone to create a truly beautiful home. With characterful spaces, scope for transformation, and the benefit of off-road parking - an unusual and highly sought-after feature in such a central location - this property is full of potential.

As you enter the property you come into the entrance hallway leading directly to the kitchen, with a downstairs bathroom beyond. To the left of the hallway sits a cosy reception room that flows through into a vaulted living space, offering fantastic scope to create a striking feature area filled with natural light.

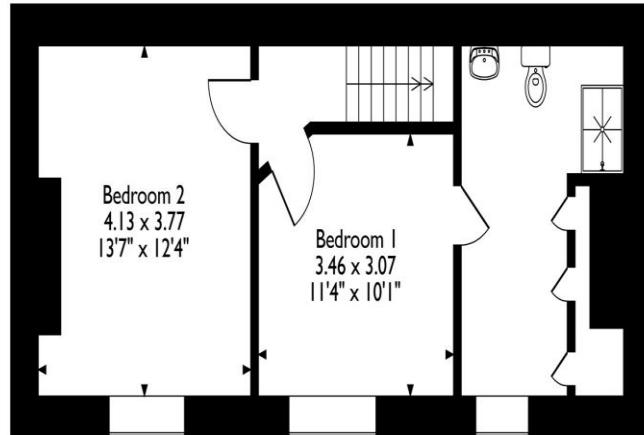
Upstairs are two bedrooms, one of which benefits from an en-suite bathroom. This thoughtful layout offers flexibility, whether as a primary residence, weekend retreat, or potential rental.



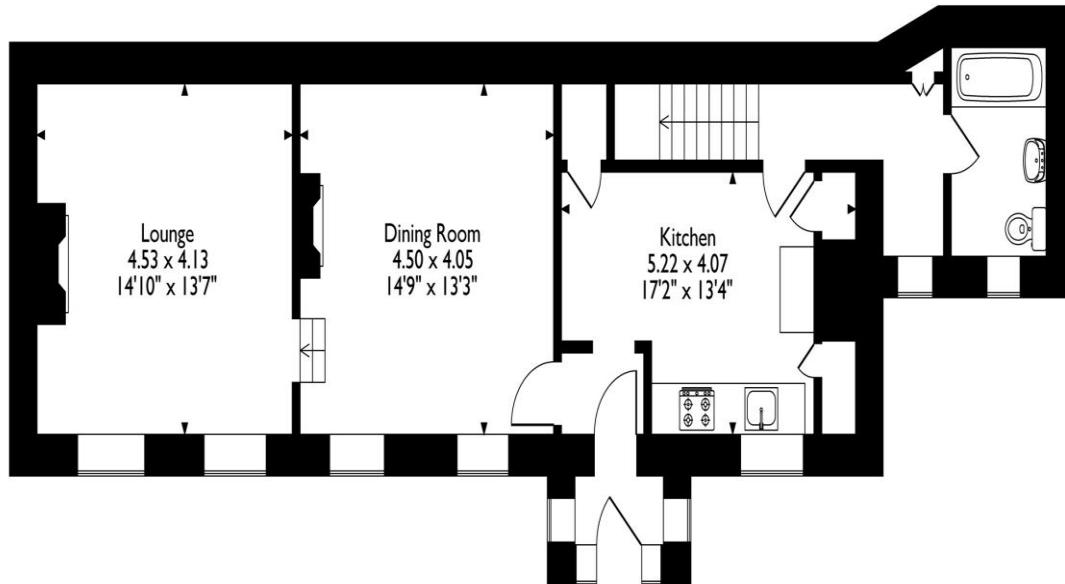
# 33, South View, Uppingham, Oakham

## Approximate Gross Internal Area

### 113 Sq M/1216 Sq Ft



**First Floor**



**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.

Externally, the property enjoys a front garden - the only garden belonging to the home - which could be transformed into a welcoming and private oasis.

#### Location highlights:

South View is one of Uppingham's most desirable addresses, perfectly placed within walking distance of the bustling High Street, independent shops, charming cafés, and popular restaurants that make this Rutland market town so special. Residents can also enjoy easy access to local schools, cultural attractions, and beautiful countryside walks, all while benefitting from the convenience of being at the heart of town life.

#### In summary:

This is very much a project property, but one with immense potential to become a stunning and characterful home in a prime Uppingham location. With off-road parking, period charm, and all the delights of the town on your doorstep, this is a rare chance not to be missed.

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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