



17 Barfield Street, Uppingham, Rutland, LE15 9FA
Asking Price £349,000



Chartered Surveyors & Estate Agents

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17 Barfield Street, Uppingham, Rutland, LE15 9FA

Tenure: Freehold

Council Tax Band: D (Rutland County Council)



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DESCRIPTION

Contemporary semi-detached house with single garage, driveway providing off-road parking for two cars and enclosed rear garden, situated on the edge of Uppingham.

The property offers energy-efficient accommodation which benefits from gas central heating and full double glazing. The interior is arranged over three storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Living Room, Kitchen/Diner, Utility, WC; FIRST FLOOR: 2 Double Bedrooms, Bathroom; SECOND FLOOR: Master Bedroom with Dressing Area and en-suite Shower Room.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Composite main entrance door, radiator, wood effect composite flooring, stairs leading to first floor, door to Living Room.

Living Room 4.22m x 3.61m max (13'10" x 11'10" max)

Two radiators, understairs store cupboard, wood effect composite flooring, window to front elevation, door to Kitchen.

Kitchen/Diner 3.84m x 3.66m (12'7" x 12'0")

Range of attractive, modern units incorporating timber effect work surfaces with upstand, inset 1.5 bowl single drainer sink with mixer tap, base cupboards and drawers and matching eye level wall cupboards. Integrated appliances comprise eye level Bosch electric double oven and Bosch electric hob with stainless steel splashback and matching Bosch extractor hood above. There is undercounter space and plumbing for dishwasher and space for upright fridge-freezer.

Radiator, recessed ceiling spotlights, French doors with glazed side panels opening to rear garden, opening to Utility Area.

Utility Area

Fitted timber effect worktop with upstand, cupboard and space with plumbing for washing machine beneath, matching eye level wall cupboard housing Ideal Logik gas central heating boiler, radiator, wood effect composite flooring, door to WC.

WC

White suite comprising low level WC and wall mounted hand basin with mixer tap and tiled splashback, radiator, wood effect composite flooring.

FIRST FLOOR

Landing

Built-in cupboard housing hot water cylinder, radiator, window to front, stairs leading to second floor.

Bedroom Two 4.45m max x 2.59m (14'7" max x 8'6")

Radiator, window to rear elevation.

Bedroom Three 3.61m max x 2.59m (11'10" max x 8'6")

Radiator, window to front elevation.

Bathroom

White suite comprising low level WC, wall mounted hand basin with mixer tap and panelled bath with hand held shower attachment, separate shower cubicle, tiled splashbacks, tiled floor, ladder style heated towel rail, window to rear elevation.

SECOND FLOOR

Access to Master Suite comprising:

Bedroom One 4.34m x 3.61m (14'3" x 11'10")

Built-in wardrobes with sliding mirror doors and integral hanger rail and shelf, over-stairs cupboard, radiator, loft access hatch, window to front elevation, opening to Dressing Area.

Dressing Area 1.78m x 2.18m (5'10" x 7'2")

Radiator, access to eaves storage, Velux window, door to en-suite Shower Room

En-suite Shower Room

White suite comprising low level WC and wall mounted hand basin with mixer tap, large, walk-in corner shower cubicle, tiled splashbacks, tiled floor, radiator, Velux window.

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OUTSIDE

Single Garage

Light and power, up and over door to front, double glazed personnel door to rear garden.

The garage is accessed via a tarmac driveway top the side of the house which provides additional off-road parking for two cars.

Gardens

To the front of the property there is a paved pathway leading to entrance door and adjoining well stocked border.

The rear garden is fully enclosed and arranged for ease of maintenance to include a small paved patio, a slabbed pathway leading to the garage personnel door and an area of artificial grass.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

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

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 20 minutes' drive offers frequent services to London St Pancras 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 etc. In addition, there are many sports throughout Uppingham and Rutland catering for most needs.

COUNCIL TAX

Band D
Rutland County Council, Oakham 01572-722577

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.

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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 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.



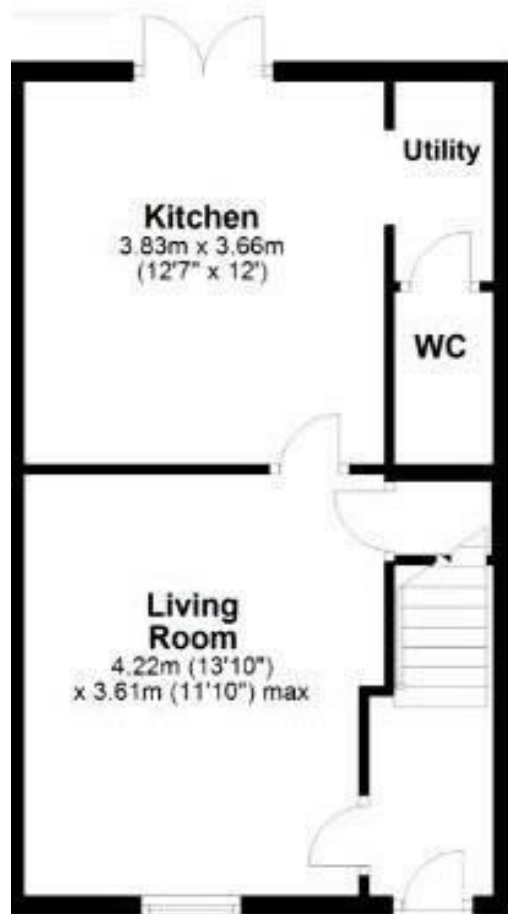




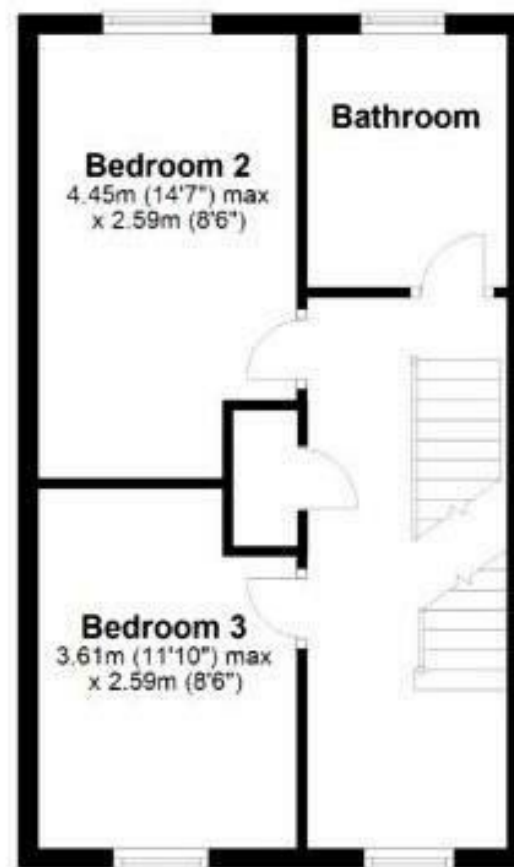


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Ground Floor



First Floor



Second Floor



Not to scale - for identification purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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