



38 Firs Avenue, Uppingham, Rutland, LE15 9RE
Guide Price £320,000



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

38 Firs Avenue, Uppingham, Rutland, LE15 9RE

Tenure: Freehold

Council Tax Band: C (Rutland County Council)



Chartered Surveyors & Estate Agents

DESCRIPTION

Attractive, modern four-bedroom end-terrace townhouse with a single garage, off-road parking space and a fully enclosed rear garden offering spacious and flexible accommodation within a sought-after residential area of Uppingham.

Benefiting from gas central heating, UPVC double glazing and new carpets throughout, the accommodation is arranged over three storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, two Double Bedrooms, Shower Room, Utility Room; FIRST FLOOR: Living/Dining Room, Breakfast Kitchen; FIRST FLOOR: Master Bedroom with en-suite Shower Room, further Double Bedroom, Bathroom.

The property is offered for sale with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Attractive transom front door, radiator, stairs to first floor with cupboard under, built-in cloaks cupboard.

Bedroom Three 3.15m + wardrobe x 2.79m (10'4" + wardrobe x 9'2")

Built-in double wardrobe, radiator, window to front, door to Shower Room.

Shower Room 1.83m max x 2.59m (6'0" max x 8'6")

White suite of low-level WC and pedestal hand basin, shower cubicle, fully tiled splashbacks, tiled floor, radiator, shaver point, extractor fan.

Bedroom Four/Study 3.12m x 2.79m max (10'3" x 9'2" max)

Radiator, tiled floor, French doors leading to rear garden.

Utility Room 1.96m x 2.03m (6'5" x 6'8")

Fitted worktop with tiled splashback, base cupboard and two appliance spaces (one of them with plumbing for washing machine) beneath, matching eye-level wall cupboards above, wall-mounted Worcester gas central heating boiler, tiled floor, double-glazed external door to rear garden.

FIRST FLOOR

Landing

Hand rail with open spindles, stairs leading to second floor.

Living/Dining Room 5.11m max x 4.93m (16'9" max x 16'2")

Feature fireplace housing coal-effect gas fire, two radiators, window to front and French doors to Juliet balcony.

Breakfast Kitchen 3.12m max x 4.93m (10'3" max x 16'2")

Range of modern fitted units incorporating

granite-effect work surfaces extending to breakfast bar, inset 1.5-bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. Integrated appliances comprise Whirlpool dishwasher, electric double oven and Hotpoint electric hob with extractor above. There are undercounter spaces for a fridge and a freezer.

Radiator, tiled splashbacks, tiled floor, two windows to rear.

SECOND FLOOR

Landing

Built-in airing cupboard housing hot water cylinder, loft access hatch, window to side.

Bedroom One 3.43m x 4.93m incl wardrobes (11'3" x 16'2" incl wardrobes)

Two built-in double wardrobes, radiator, two windows to front.

En-suite Shower Room 1.98m x 1.91m max (6'6" x 6'3" max)

White suite comprising low-level WC and pedestal hand basin, shower cubicle with Briston shower, fully tiled splashbacks, radiator, shaver point, extractor fan.

Bedroom Two 3.58m max x 2.62m (11'9" max x 8'7")

Radiator, window to rear.

38 Firs Avenue, Uppingham, Rutland, LE15 9RE

Tenure: Freehold

Council Tax Band: C (Rutland County Council)



Chartered Surveyors & Estate Agents

Bathroom 1.98m x 2.26m (6'6" x 7'5")

White suite comprising low-level WC, pedestal hand basin and bath with handheld shower, fully tiled splashbacks, radiator, shaver point, extractor fan, window to rear.

OUTSIDE

Single Garage 2.72m x 5.36m (8'11" x 17'7")

Light and power, up-and-over door.

There is an additional off-road parking space in front of the garage.

Gardens

There is a small area of garden which includes a paved pathway and shrubs to either side to the front of the property. A hand gate to the side of the house gives external access to the rear garden.

The fully enclosed rear garden has been arranged to include a paved patio area and lawn with adjoining paved pathway and inset tree.

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 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.

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 C
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

38 Firs Avenue, Uppingham, Rutland, LE15 9RE

Tenure: Freehold

Council Tax Band: C (Rutland County Council)



Chartered Surveyors & Estate Agents

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 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.









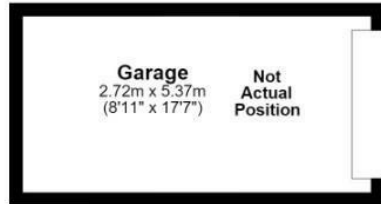




Chartered Surveyors & Estate Agents

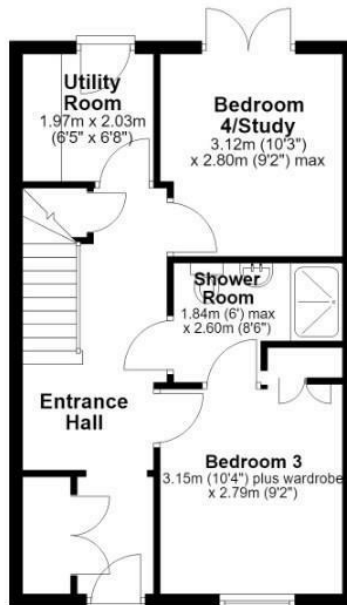
Ground Floor

Approx. 55.5 sq. metres (597.6 sq. feet)



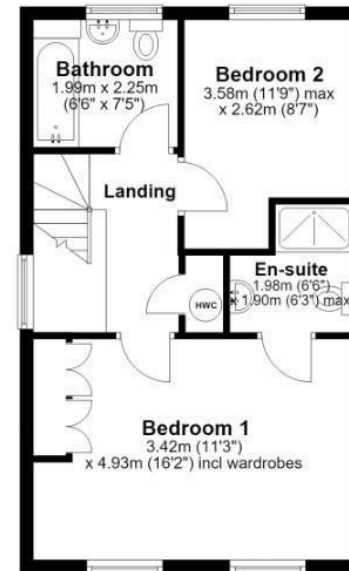
First Floor

Approx. 41.0 sq. metres (441.6 sq. feet)
(excluding Balcony)



Second Floor

Approx. 41.3 sq. metres (444.2 sq. feet)



Total area: approx. 137.8 sq. metres (1483.4 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.

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 74 | 84 |

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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 | | |

England & Wales EU Directive 2002/91/EC