



**35 Firs Avenue, Uppingham, Rutland, LE15 9RE**  
**Offers In Excess Of £350,000**



Chartered Surveyors & Estate Agents

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

**35 Firs Avenue, Uppingham, Rutland, LE15 9RE**

**Tenure: Freehold**

**Council Tax Band: D (Rutland County Council)**



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## **DESCRIPTION**

Modern end-terrace townhouse with ample off-road parking and enclosed, landscaped garden with garden room situated in a popular residential area of Uppingham.

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

**GROUND FLOOR:** Entrance Hall, two Double Bedrooms, one of them with en-suite Shower Room, Utility Room, Storage Area; **FIRST FLOOR:** Sitting Room with feature fireplace, contemporary Kitchen/Diner with high-gloss units, Study; **SECOND FLOOR:** Master Bedroom with en-suite Bathroom, further Double Bedroom with en-suite Shower Room.

The property's detached, brick-built single garage has been converted into a multipurpose building currently housing a Garden Room (with access to rear garden) and Garden Store.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Recessed Porch**

Integral Store, UPVC double-glazed entrance door leading to:

#### **Entrance Hall**

Radiator, laminate flooring, window to side, stairs to first floor, understairs storage cupboard.

**Storage Area 1.30m x 0.89m (4'3" x 2'11")**  
off Hall.

**Bedroom Three 4.14m x 2.77m max (13'7" x 9'1" max)**

Radiator, laminate flooring, window to front.

**En-suite Shower Room 1.60m x 2.77m (5'3" x 9'1")**

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

**Bedroom Four 3.89m x 2.77m (12'9" x 9'1")**

Radiator, laminate flooring, French doors giving access to rear garden.

**Utility Room 2.46m x 2.03m (8'1" x 6'8")**

Fitted worktop with inset single drainer stainless steel sink with mixer tap, base and eye-level wall cupboards, undercounter space and plumbing for washing machine, undercounter space for tumble dryer, wall-mounted Ideal gas central heating. Radiator, tiled flooring, extractor fan, double-glazed external door to rear.

### **FIRST FLOOR**

#### **Landing**

Stairs leading to second floor.

**Sitting Room 3.96m x 4.90m (13'0" x 16'1")**

Feature fireplace housing coal-effect gas fire, radiator, recessed ceiling spotlights, two windows to rear.

**Kitchen/Diner 4.14m max x 4.98m (13'7" max x 16'4")**

Stylishly fitted with excellent range of contemporary units featuring composite work surfaces with upstand, inset 1.5-bowl ceramic sink with mixer tap, soft-close, high-gloss base cupboards and drawers and matching eye-level wall cupboards.

Integrated appliances comprise AEG induction hob with stainless steel splashback and matching extractor above, eye-level AEG electric double oven (with top oven incorporating microwave function), fridge-freezer and Lamona dishwasher.

Radiator, two windows to front.

**Study 1.60m x 2.77m (5'3" x 9'1")**

### **SECOND FLOOR**

#### **Landing**

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

**Bedroom One 3.99m x 4.98m incl wardrobes (13'1" x 16'4" incl wardrobes)**

Three built-in double wardrobes, radiator, recessed ceiling spotlights, two windows to rear.

**En-suite Bathroom 2.16m x 1.70m (7'1" x 5'7")**

Refitted with contemporary suite comprising vanity unit, which incorporates inset hand basin with mixer tap and concealed-cistern WC, and panelled bath

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with shower and glass screen. Marble-effect tiles to walls and floor, chrome heated towel rail, shaver socket, extractor fan.

**Bedroom Two 3.66m x 3.20m + wardrobes (12'0" x 10'6" + wardrobes)**

Two fitted double wardrobes, radiator, window to front.

**En-suite Shower Room 2.49m x 2.06m (8'2" x 6'9")**

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

**OUTSIDE**

**Parking**

To the front and side of the property there is a tarmac driveway providing off-road parking for several cars.

**Rear Garden**

The fully enclosed rear garden has been attractively arranged to feature a paved patio area immediately to the rear of the house, lawn and borders stocked with a wide variety of shrubs, bushes and plants.

A hand gate provides external access to the garden from the side driveway.

**Garden Room & Garden Store**

The detached single garage got converted to provide:

**Garden Room 3.68m x 2.64m (12'1" x 8'8")**

Light and power, sliding patio doors to rear garden.

**Garden Store 1.55m x 2.72m (5'1" x 8'11")**

Light and power, up-and-over garage door.

**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 - variable 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 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.

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**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 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

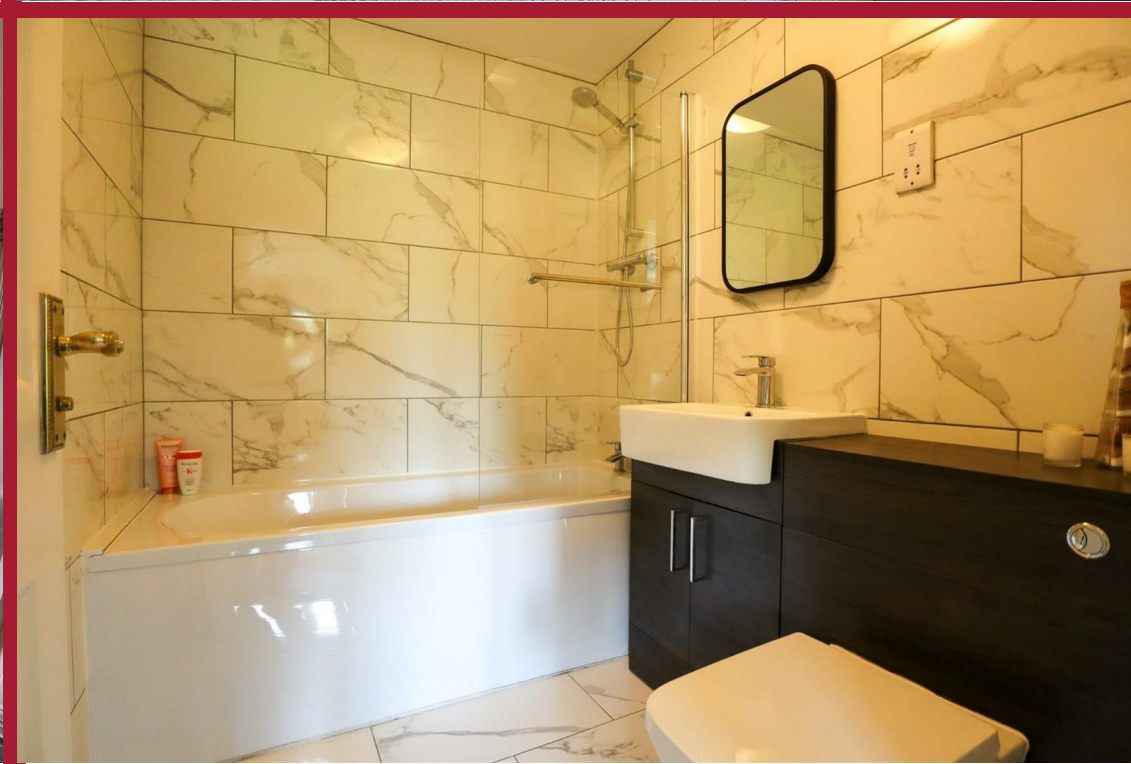
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate

agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

















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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC