



19 The Quadrant, Uppingham, Rutland, LE15 9QP
Guide Price £225,000



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Tenure: Freehold

Council Tax Band: B (Rutland County Council)



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DESCRIPTION

End-terrace house in need of modernisation and updating occupying a good-size plot and offering potential to extend the existing accommodation further, subject to relevant planning permission, set in an established residential area on the edge of Uppingham.

With gas central heating system and full double glazing, the accommodation briefly comprises:

GROUND FLOOR: Porch, Entrance Hall, Sitting Room, Dining Room, Kitchen; FIRST FLOOR: three Bedrooms, Bathroom.

OUTSIDE: the property is accessed via driveway which leads to the detached Single Garage and provides additional ample off-road parking. There is an area of lawned garden to the front and a larger-than-average garden to the rear.

The property is offered for sale with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Porch 0.61m x 1.20m (2'0" x 3'11")

Double-glazed entrance door with matching side panel, part-glazed door leading to Entrance Hall.

Entrance Hall

Radiator, stairs to first floor, understairs cupboard.

Sitting Room 3.96m + bay x 2.82m max (13'0" + bay x 9'3" max)

Fitted gas fire with display shelf above, niche with fitted shelf (to side of fire), radiator, bay window to front.

Dining Room 3.28m x 4.83m max (10'9" x 15'10" max)

Built-in cupboards, radiator, dual-aspect windows to side and rear.

Kitchen 3.10m x 2.21m (10'2" x 7'3")

Fitted worktops with inset single drainer stainless steel sink and cupboards beneath, space for a cooker, space and plumbing for washing machine, space for fridge, wall-mounted Vaillant gas central heating.

Radiator, tiles to walls, window to side, external door to driveway.

FIRST FLOOR

Landing

Radiator, loft access hatch, window to side.

Bedroom One 3.58m x 3.86m + wardrobe (11'9" x 12'8" + wardrobe)

Built-in double wardrobe with top boxes above, radiator, two windows to front.

Bedroom Two 3.71m x 2.44m (12'2" x 8'0")

Radiator, window to rear.

Bedroom Three 3.02m x 2.26m (9'11" x 7'5")

Built-in cupboard with slatted shelving, radiator, window to rear.

Bathroom 2.74m x 1.37m (9'0" x 4'6")

Blue suite comprising WC, pedestal hand basin and panelled bath with electric Mira power shower above, tiles to walls, radiator, window to side.

OUTSIDE

The property is accessed via a driveway which provides additional off-road parking for a number of vehicles and leads to the garage.

Detached Single Garage 5.41m x 2.82m (17'9" x 9'3")

At rear of the property.

Lean-to Conservatory 5.11m x 1.93m (16'9" x 6'4")

Gardens

To the front of the property there is an area of lawn bordered by a low-level brick wall.

To the rear lies a long, larger-than-average garden which is mainly laid to lawn, with concrete patio adjoining the house.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

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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, variable in-home
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 B

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.

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.







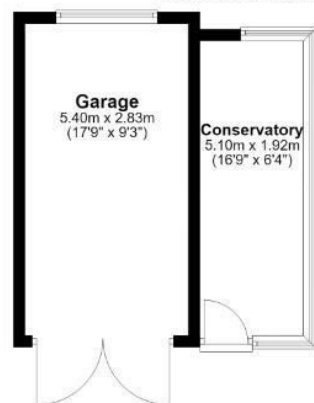




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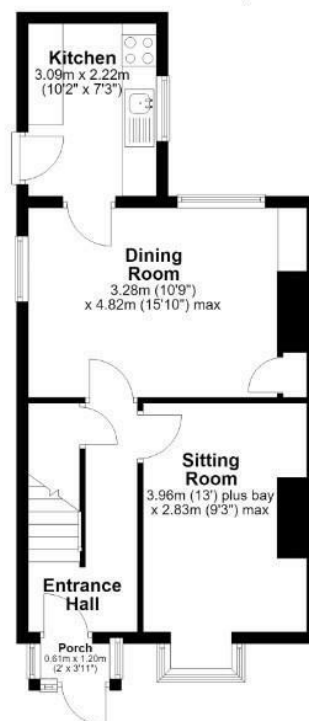
Ground Floor

Main area: approx. 44.1 sq. metres (474.6 sq. feet)
Plus outbuildings: approx. 25.6 sq. metres (277.1 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



Main area: Approx. 86.4 sq. metres (930.2 sq. feet)
Plus outbuildings: approx. 25.6 sq. metres (277.1 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales EU Directive 2002/91/EC