



Hurford

Firs Avenue, Uppingham, Oakham Freehold £195,000

Key Features

2 2 1 **C** **B**

- First floor apartment
- Living/dining room with balcony
- Garage
- Two bedrooms
- Ideal investment opportunity

Uppingham is also well regarded for its range of schools, a medical practice, leisure centre and veterinary services, making it a highly desirable place to call home.

The property benefits from both a private garage and an allocated parking space, adding to its practicality and convenience.

Upon entering the property, you are welcomed into a private entrance hall. Directly ahead is a door providing internal access to the garage, while a staircase leads you up to the main living accommodation on the first floor.

At the top of the stairs, the freshly decorated interior immediately creates a light and welcoming feel throughout. The apartment offers two well-proportioned bedrooms, ideal for a variety of living arrangements, whether as a home office, guest room or comfortable sleeping space.



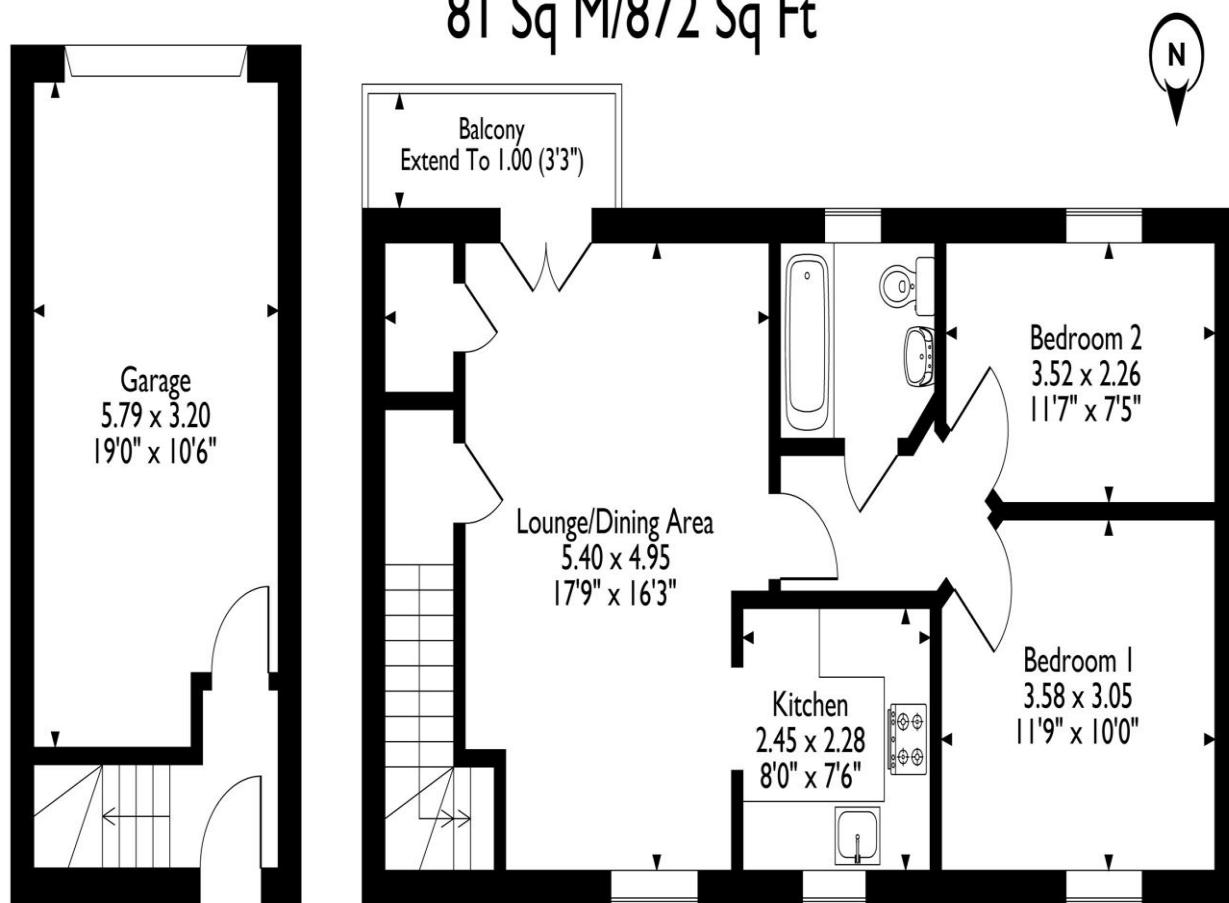
The heart of the home is the generous living area, which is flooded with natural light and opens through French doors onto a small balcony, perfect for enjoying a morning coffee or some fresh air. This versatile space provides ample room for both relaxing and dining. With access to the kitchen. Completing the accommodation is a well-appointed family bathroom, conveniently located off the living space.

This well-maintained apartment combines a sought-after location, practical features and a bright, modern finish, making it an excellent opportunity for a range of buyers or tenants alike.

'Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies'



42, Firs Avenue, Uppingham, Oakham
Approximate Gross Internal Area
81 Sq M/872 Sq Ft



Ground Floor

First 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.

Selling your property?

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

 01572 821777

 21 High Street East, Uppingham, Oakham, Leicestershire, LE15 9PY

 uppingham@hurfords.co.uk

 www.hurfords.co.uk



Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTU102208 - 0002

