



Hurfords

Pleasant Terrace, Uppingham, Oakham Freehold £285,000



# Key Features

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- Town centre location
- Exciting opportunity to own two homes next to each other!
- Traditional feature
- Log burner
- Three bedrooms

Stepping inside the main house, you are welcomed directly into the kitchen, a space rich in original Victorian character. Here, period features take centre stage, including original flooring and a charming log burner, creating a warm and inviting heart to the home. The kitchen feels both characterful and functional, perfectly suited to everyday living or hosting guests.

From the kitchen, the property flows through into the lounge. This is a particularly attractive room, offering a cosy yet elegant atmosphere with an open fireplace, built-in cupboard storage and additional storage to the left as you enter. The lounge enjoys wonderful views across the garden and out towards the valley beyond, creating a real sense of space and tranquillity that is rare for such a central location.





The garden itself is a standout feature, having been meticulously maintained by the current vendors. It provides a peaceful outdoor retreat with breathtaking views, ideal for relaxing, entertaining or simply enjoying the surrounding landscape.

The stairs lead to the first floor, where there is a well-proportioned double bedroom, served by a shower room. This level is currently used as part of the vendors' Airbnb accommodation, offering a comfortable and private layout for guests.

Continuing up to the second floor, there are two further rooms which provide excellent flexibility. These spaces are currently used as an office and an additional living area, but could equally serve as bedrooms, work-from-home spaces or hobby rooms, depending on the needs of the new owner.

It is worth noting that Number 4 Pleasant Terrace is next door to Number 3 Pleasant Terrace, which is also available for sale. The second floor of Number 4 is currently connected to Number 3; should this property be purchased separately; this access will be blocked. However, for buyers considering a purchase of both properties together, there is exciting potential to reconfigure the accommodation in a way that best suits their requirements, whether for multi-generational living, investment, or a larger single dwelling.



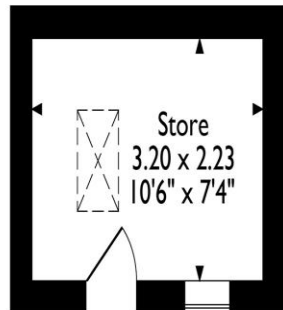
## 4, Pleasant Terrace, Uppingham, Oakham

Approximate Gross Internal Area

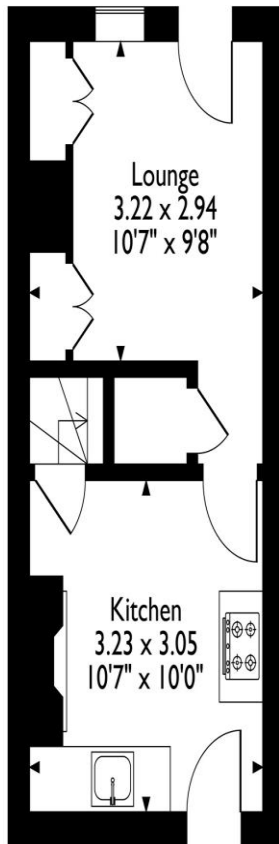
Main House = 66 Sq M/711 Sq Ft

Outbuilding = 7 Sq M/75 Sq Ft

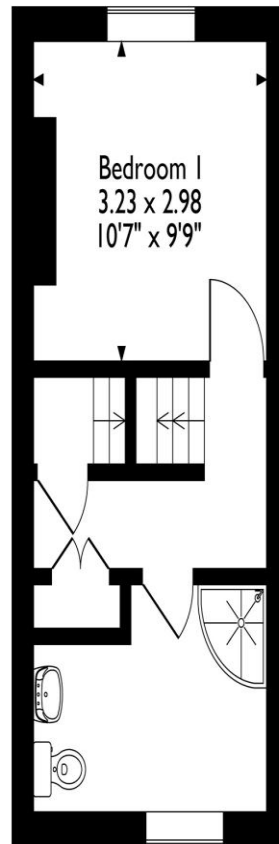
Total = 73 Sq M/786 Sq Ft



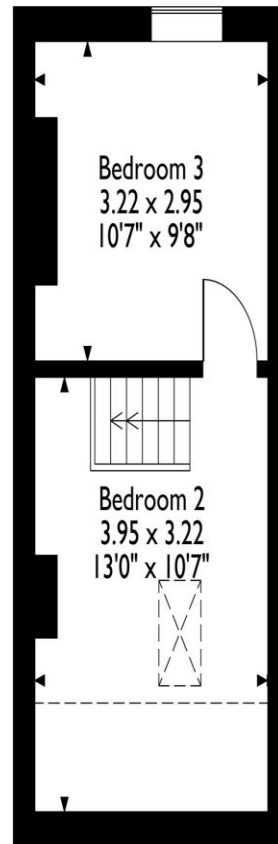
**Outbuilding**



**Ground Floor**



**First Floor**



**Second 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.

### Location -

Perfectly positioned in the heart of Uppingham, this property offers the rare combination of central town living with stunning open views. Uppingham is renowned for its vibrant community, premium schools and excellent amenities, including independent shops, cafés and restaurants, alongside a leisure centre, doctors' surgery and veterinary services. Everything the town has to offer is within easy reach, making Number 4 Pleasant Terrace an ideal home, investment opportunity or lifestyle purchase.



# Selling your property?

Contact us to arrange a FREE home valuation.

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