



14 Belgrave Road, Uppingham, Rutland, LE15 9RT
Guide Price £260,000



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14 Belgrave Road, Uppingham, Rutland, LE15 9RT
Council Tax Band: B (Rutland County Council)
Tenure: Freehold



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DESCRIPTION

Much-improved middle-terrace house with off-road parking for two cars and generously-proportioned, attractively landscaped rear garden situated in an established residential area on the edge of Uppingham.

The property offers tastefully presented accommodation which benefits from gas central heating and double-glazed doors and windows throughout (installed in 2023) and features a refitted shaker-style kitchen and stylish bathroom.

The interior briefly comprises:

GROUND FLOOR: Entrance Hall, Lobby, WC, Lounge with feature multifuel stove, Kitchen/Diner with oak worktops and AEG integrated appliances; **FIRST FLOOR:** three Bedrooms, Bathroom with separate shower cubicle.

Early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 1.91m x 2.64m (6'3" x 8'8")

Part-glazed composite main entrance door, radiator with display shelf above, attractive panelling to dado height to one wall, engineered hardwood flooring, recessed ceiling spotlights, stairs leading to first floor, high-level window to front.

Lobby

Radiator in decorative cabinet, engineered hardwood floor, fitted cupboard with shelving, wall-mounted Ideal gas central heating boiler, internal door to WC, external composite part-glazed door to front.

WC

White suite of low-level WC and wall-mounted hand basin with tiled splashback, engineered hardwood flooring, high-level window to front.

Lounge 4.06m x 3.66m (13'4" x 12'0")

Feature fireplace with brick surround, raised slate hearth and heavy timber mantel above housing Saltfire Scout multifuel 4KW stove, radiator, engineered hardwood flooring, window providing a pleasant outlook over gardens to rear.

Kitchen/Diner 4.04m x 3.05m (13'3" x 10'0")

Beautifully refitted in modern shaker style with excellent range of good quality units incorporating solid oak work surfaces with metro tiles to splashbacks, inset 1.5-bowl single drainer sink with mixer tap above, base cupboards and drawers with cup handles and matching wall cupboards. Integrated appliances comprise AEG dishwasher, eye-level AEG electric double oven and AEG induction hob with AEG stainless steel extractor above. There is undercounter space and plumbing for washing machine and space for American-style fridge-freezer.

Radiator, engineered hardwood flooring, recessed

ceiling spotlights, window and external UPVC double-glazed door to rear garden.

FIRST FLOOR

Landing

Loft access hatch, window to front.

Bedroom One 3.48m x 3.66m (11'5" x 12'0")

Radiator, window to rear overlooking attractive, south-west facing rear garden.

Bedroom Two 3.48m x 3.63m (11'5" x 11'11")

Built-in double wardrobe, two built-in adjoining cupboards, radiator, window overlooking good-size, landscaped rear garden.

Bedroom Three 2.54m x 2.64m max (8'4" x 8'8" max)

Radiator, window to front.

Bathroom 2.51m x 2.64m (8'3" x 8'8")

Spacious bathroom equipped with low-level WC, rectangular pedestal hand basin, panelled double-ended bath with central taps and separate shower cubicle with Mira Sport power shower. Metro tiles to splashbacks, chrome heated towel rail, recessed ceiling spotlights, two high-level windows to front.

OUTSIDE

Parking

To the front of the property there is a concrete driveway providing off-road parking for two cars.

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Rear Garden

The larger than average garden is one of the features of this property. The garden enjoys a south-westerly aspect and has been attractively landscaped to include lawns with established borders stocked with a wide variety of shrubs, bushes and plants and two gravelled seating areas (in the middle and at the top of the garden).

Included in the sale is a timber garden shed.

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:
Indoor: EE, Three, O2 - voice and data limited;
Vodafone - none;
Outdoor: EE, Three, O2, Vodafone - voice and data likely.
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

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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.

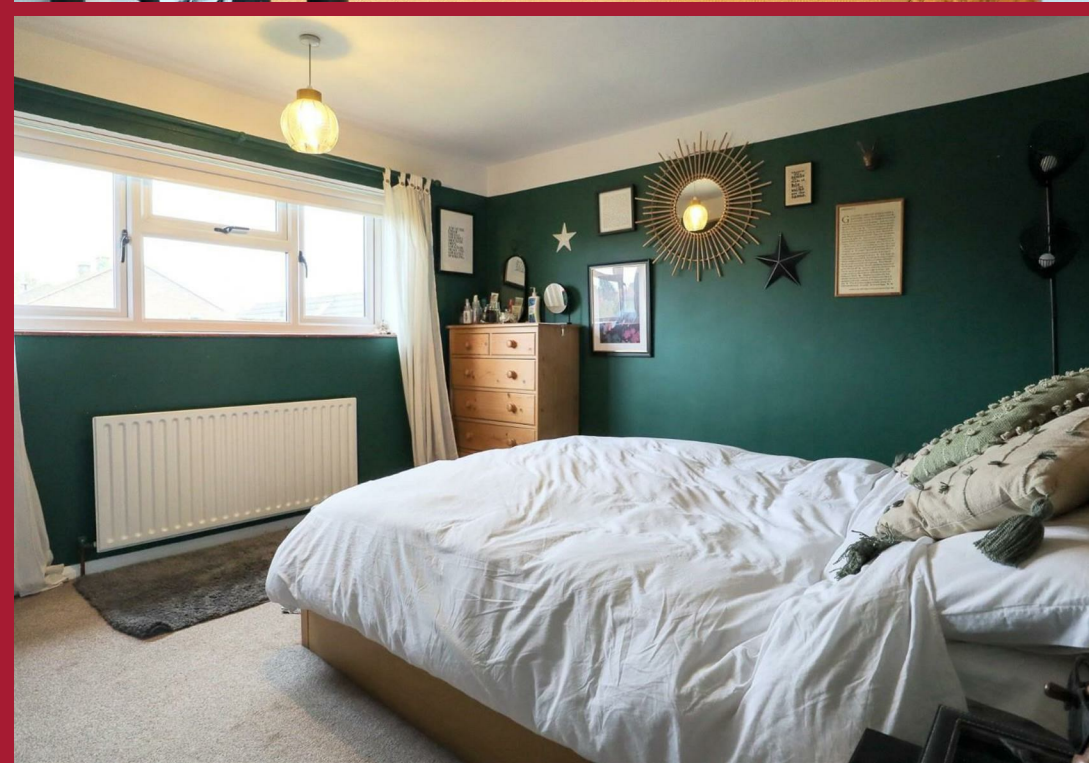
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

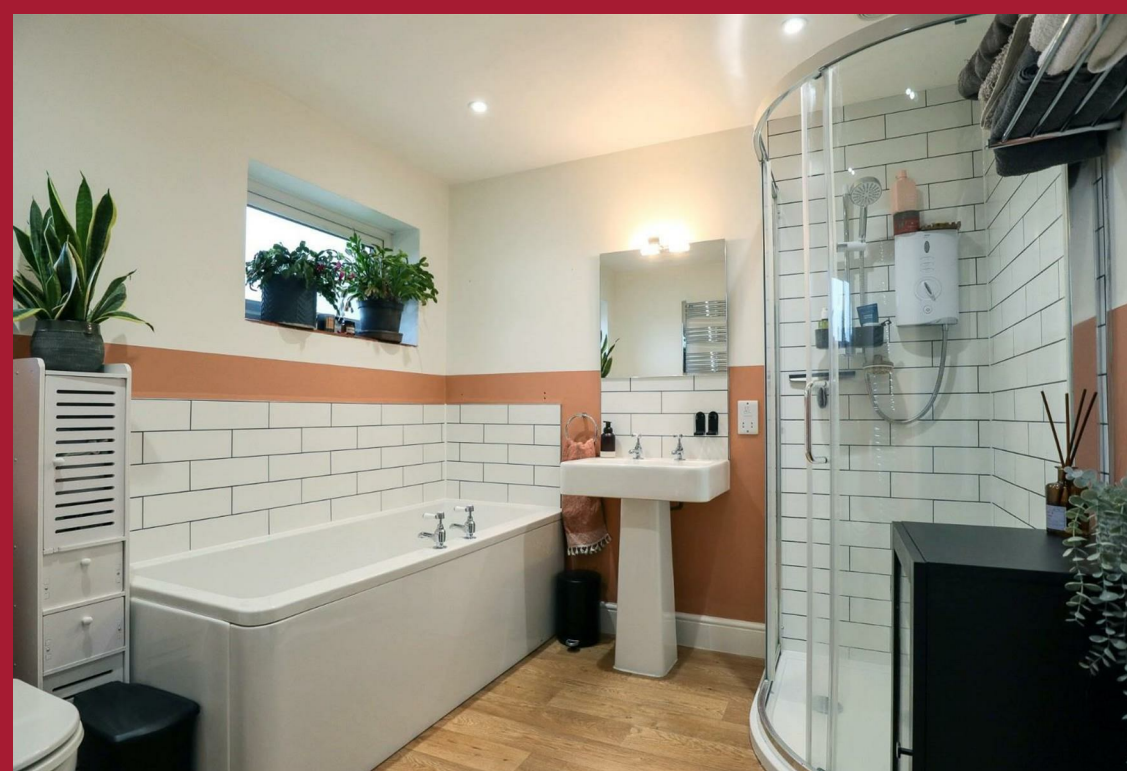
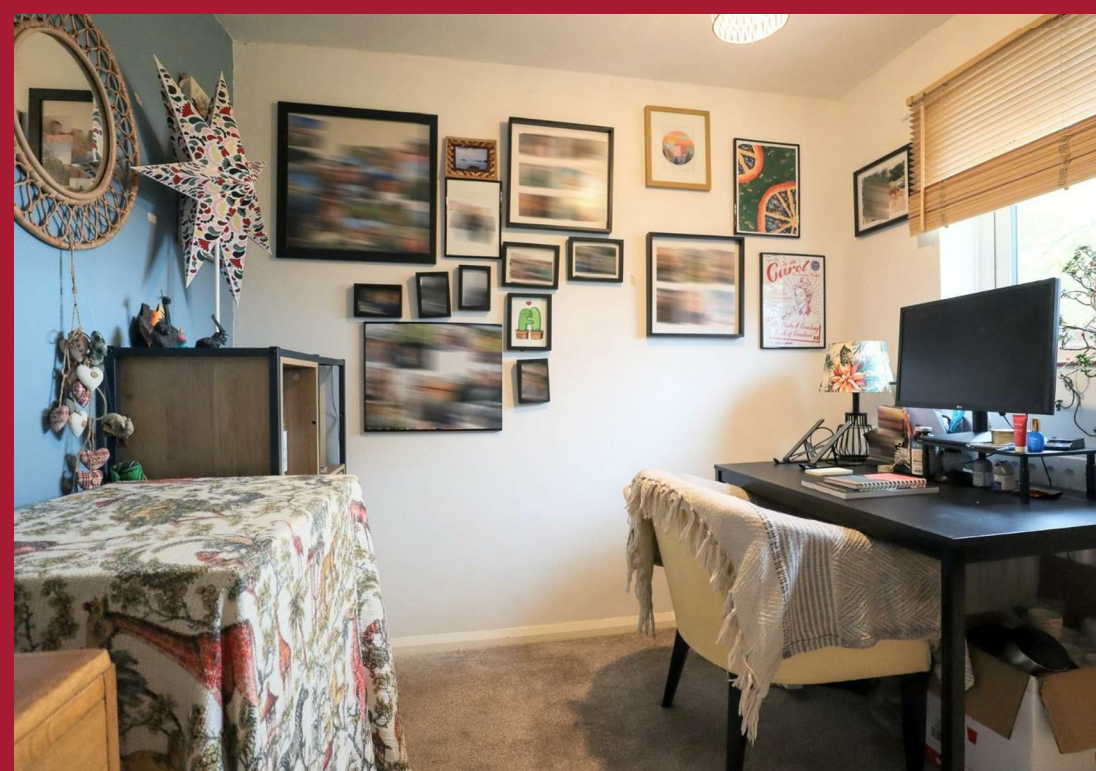
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation 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.







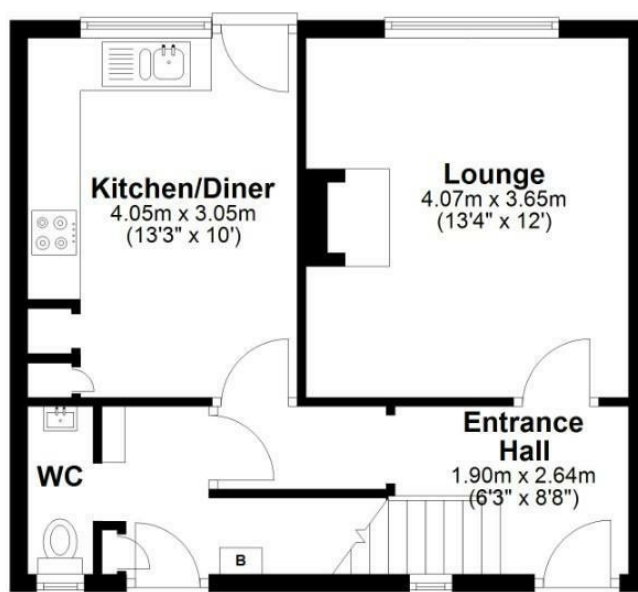




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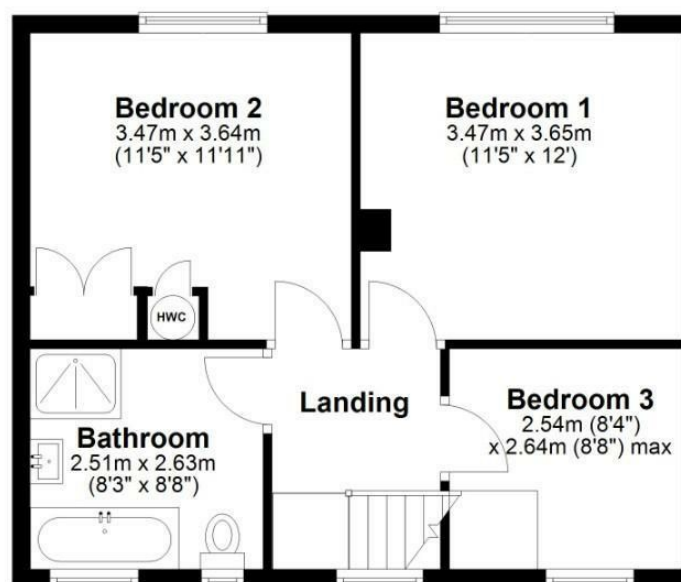
Ground Floor

Approx. 41.2 sq. metres (443.6 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.0 sq. feet)



Total area: approx. 86.2 sq. metres (927.6 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		64
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) 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		
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