



22 Siskin Road, Uppingham, Rutland, LE15 9UL
Offers In Excess Of £265,000



Chartered Surveyors & Estate Agents

22 Siskin Road, Uppingham, Rutland, LE15 9UL
Tenure: Freehold
Council Tax Band: C (Rutland County Council)



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DESCRIPTION

Attractive, modern, end-terrace house with two parking spaces and enclosed, landscaped rear garden situated in an established residential area on the edge of town.

Benefiting from gas central heating and full double glazing, the property offers well-presented accommodation which briefly comprises:

GROUND FLOOR: Entrance Hall, WC, Lounge/Diner, Kitchen; FIRST FLOOR: three Bedrooms, Bathroom.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Canopy Porch

With outside light and front door leading to:

Entrance Hall 2.11m x 2.39m (6'11" x 7'10")

Radiator, tiled floor, telephone point, stairs leading to first floor.

WC 2.08m x 1.02m (6'10" x 3'4")

White suite of low-level and vanity hand basin with storage beneath, radiator, tiled floor, window to front.

Lounge/Diner 4.60m max x 4.47m (15'1" max x 14'8")

Radiator, built-in understairs cupboard, window and French doors to rear garden.

Kitchen 2.39m x 3.53m (7'10" x 11'7")

Range of fitted units incorporating rolltop work surfaces with tiled splashbacks, inset single drainer ceramic sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. Integrated appliances comprise Zanussi electric oven and four-ring gas hob with extractor above. Undercounter space and plumbing for dishwasher, wall-mounted Worcester gas central heating boiler, space for upright fridge-freezer.

Radiator, window and external half-glazed door to rear garden.

FIRST FLOOR

Landing

Built-in airing cupboard, loft access hatch.

Bedroom One 2.59m x 4.88m incl wardrobe (8'6" x 16'0" incl wardrobe)

Fitted double wardrobe with sliding mirror doors, radiator, TV point, two windows overlooking rear garden.

Bedroom Two 2.59m x 3.20m (8'6" x 10'6")

Radiator, window to rear.

Bedroom Three 1.93m x 2.90m (6'4" x 9'6")

Radiator, window to side.

Bathroom 1.91m x 2.11m (6'3" x 6'11")

White suite comprising low-level WC, pedestal hand basin and panelled bath with Mira shower above and

glass screen. Tiled splashbacks, radiator, tiled floor, extractor fan, window to front.

OUTSIDE

Parking

The property includes two allocated parking spaces within the purpose-built parking area at the rear of the property.

There is a car park maintenance charge of £382.00 per annum payable in advance.

Rear Garden

The fully enclosed, west-facing rear garden has been arranged to include paved patio area immediately to the rear of the house, lawn with attractive wooden trellis arch and shrub borders.

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 and in-home
O2 - good outdoor
Three - good outdoor, variable in-home
Vodafone - variable outdoor
Results are predictions and not a guarantee.

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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 C
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 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

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given in good faith.

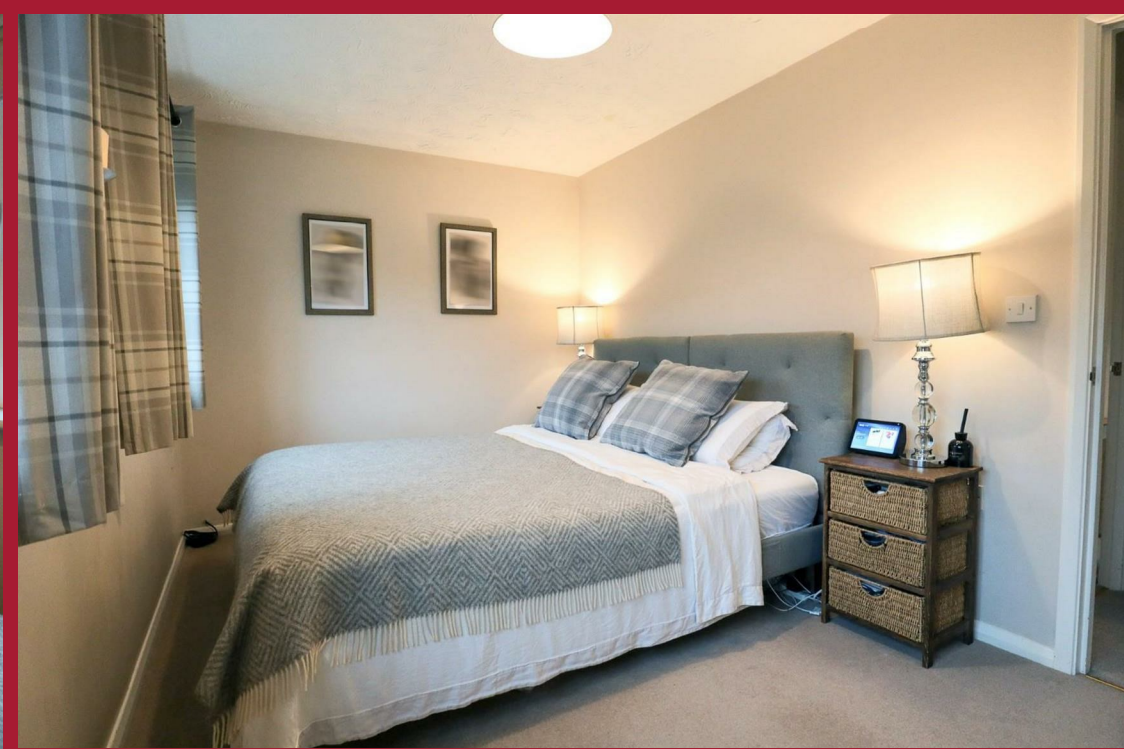
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation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

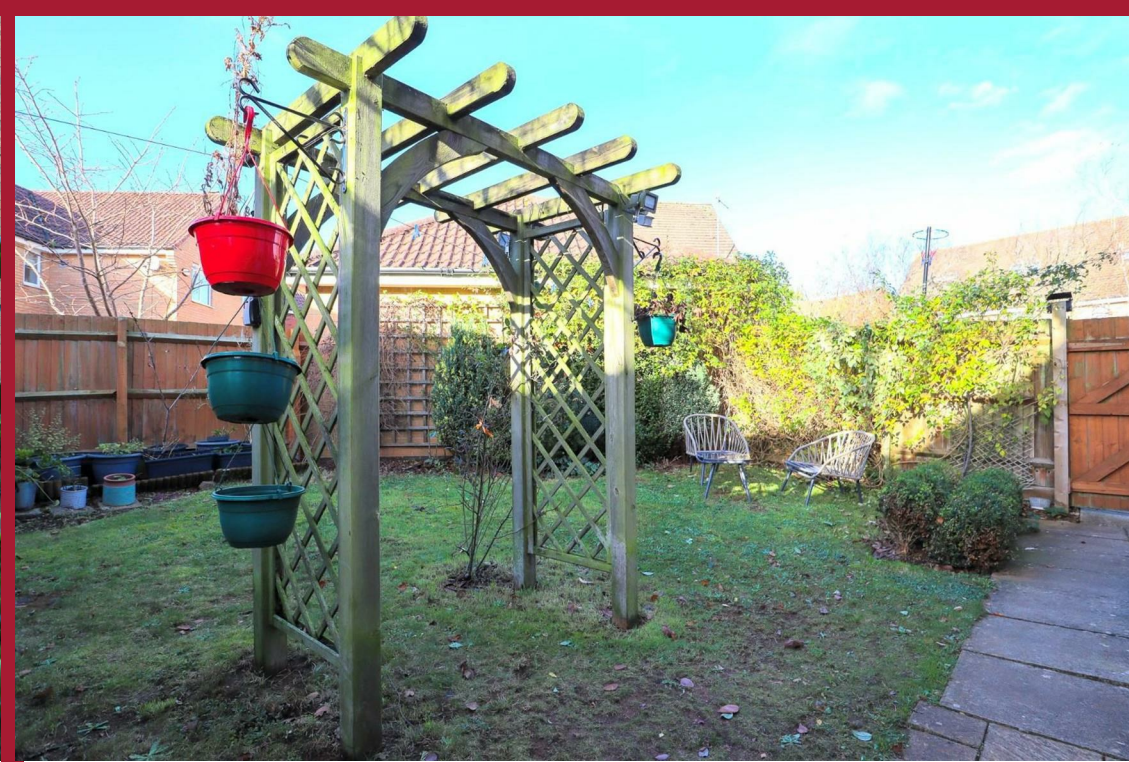
Money Laundering Regulations 2003

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.







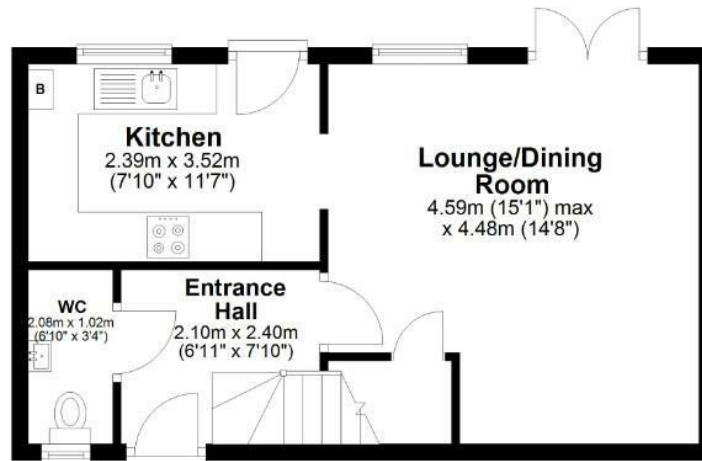




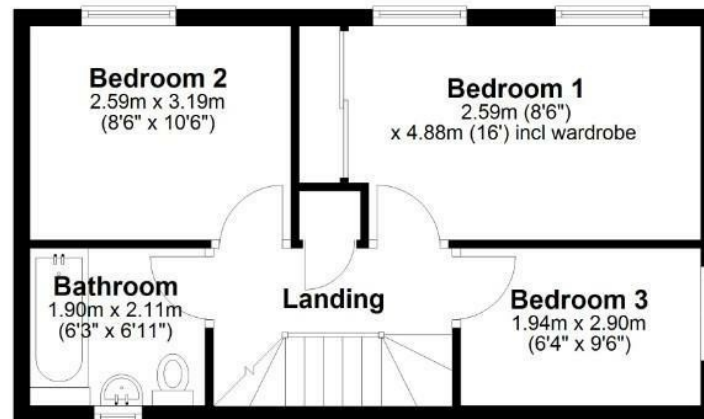


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Ground Floor
Approx. 37.2 sq. metres (400.0 sq. feet)



First Floor
Approx. 37.5 sq. metres (403.2 sq. feet)



Total area: approx. 74.6 sq. metres (803.1 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	81

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC