18 North Street West, Uppingham, Rutland, LE15 9SG

Guide Price £200,000

MURRAY

Chartered Surveyors & Estate Agents

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18 North Street West, Uppingham, Rutland, LE15 9SG
Tenure: Freehold
Council Tax Band: D (Rutland County Council)

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DESCRIPTION
RENOVATION PROJECT: End-terrace period townhouse offering well-proportioned accommodation with three double bedrooms and situated a stone's throw from Uppingham town centre amenities.

The property is built of local stone under tiled roof and provides spacious, three-storey accommodation with gas central heating and full double glazing. The interior briefly comprises:

GROUND FLOOR: Porch, Sitting Room, Kitchen/Diner, Utility; FIRST FLOOR: large double Bedroom, Bathroom; SECOND FLOOR: two further generously-proportioned Double Bedrooms.

OUTSIDE: attached Store and small courtyard to the rear.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Porch 1.96m x 0.99m (6'5" x 3'3")
Traditional transom entrance door, internal door to Hallway.

Hallway
Stairs leading to first floor, internal doors to Sitting Room and Kitchen/Diner, external door to shared side passage which links front and rear of the property.

Sitting Room 3.63m x 4.06m max (11'11" x 13'4" max)
Radiator, coal-effect gas fire, exposed floorboards, fitted shelving, window to front.

Kitchen/Diner 5.28m max x 3.35m max (17'4" max x 11'0" max)
Fitted floor and wall mounted units, fitted worktop with inset sink, radiator, window to rear, door to Utility.

Utility 1.50m x 1.96m max (4'11" x 6'5" max)
External door to rear.

FIRST FLOOR

Landing
Built-in cupboard, window to side, stairs to second floor.

Bedroom One 3.63m x 6.15m max (11'11" x 20'2" max)
Two radiators, two windows to front.

Bathroom 2.16m x 2.74m (7'1" x 9'0")
Coloured suite comprising low-level WC, pedestal hand basin and panelled bath, tiled splashbacks, radiator, large airing cupboard housing Glow Worm gas central heating boiler.

SECOND FLOOR

Landing
Doors to bedrooms.

Bedroom Two 3.63m x 6.15m (11'11" x 20'2)
Radiator, exposed floorboards, two windows to front, window to side, window to rear.

Bedroom Three 3.15m x 3.51m (10'4" x 11'6")
Built-in cupboard, radiator, window to rear.

OUTSIDE

Attached Store 1.14m x 1.98m max (3'9" x 6'6" max)
External door to rear courtyard.

Courtyard
Small, enclosed area of garden to the rear.

Parking
On-street parking (resident permit required).

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, variable in-home
O2 - good outdoor, variable in-home
Three - good outdoor
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 D
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

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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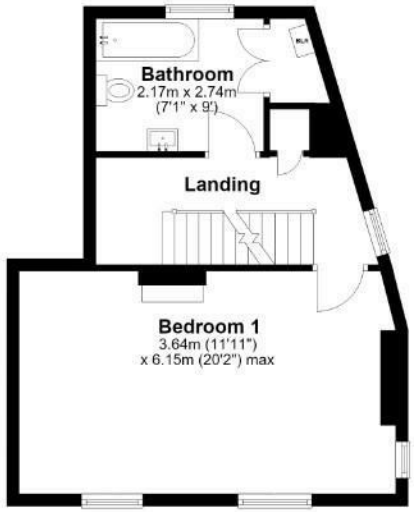
Ground Floor

Approx. 45.0 sq. metres (484.3 sq. feet)

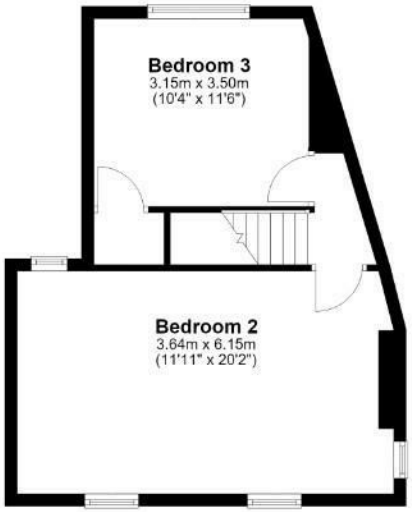
First Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



Second Floor

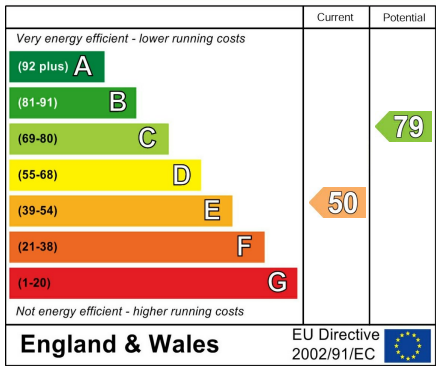
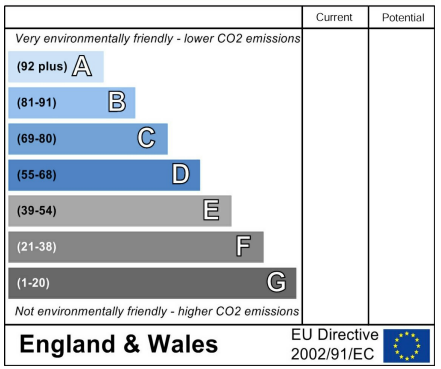
Approx. 38.9 sq. metres (418.4 sq. feet)



Total area: approx. 122.7 sq. metres (1321.2 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



Environmental Impact (CO_2) Rating