



10 Old School Mews, Uppingham, Rutland, LE15 9TF
£279,000



Chartered Surveyors & Estate Agents

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10 Old School Mews, Uppingham, Rutland, LE15 9TF

Tenure: Freehold

Council Tax Band: D (Rutland County Council)



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DESCRIPTION

Modern middle-terrace townhouse with integral single garage, off-road parking and private garden offering a well-proportioned accommodation in a popular residential location close to Uppingham town centre.

Benefiting from gas-fired central heating system (with new boiler) and double glazing, the interior is arranged over three storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, WC, Dining Kitchen; FIRST FLOOR: Lounge, WC, Bedroom 3; SECOND FLOOR: Master Bedroom with en-suite Shower Room, Bedroom 2, Family Bathroom.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Recessed Entrance Porch

With part-glazed UPVC entrance door leading to:

Entrance Hall

Radiator, laminate floor, recessed ceiling spotlights, stairs to first floor, doors to WC, Dining Kitchen and integral Garage.

WC (One)

White suite of low-level WC and wall-mounted hand basin with tiled splashback, laminate floor.

Dining Kitchen 4.75m max x 3.66m max (15'7" max x 12'0" max)

Range of fitted units incorporating granite-effect worktops, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. Integrated appliances comprise fridge-freezer, Kenwood dishwasher, Whirlpool electric oven and four-ring gas hob with stainless steel extractor above. There is an under-counter space for washing machine and new Viessmann gas-fired central heating boiler.

Tiled splashbacks, recessed ceiling spotlights, window and external glazed door with matching wide side panel to rear.

FIRST FLOOR

Landing

Stairs leading to second floor, under-stairs cupboard, recessed ceiling spotlights.

WC (Two)

White suite of low-level WC and wall-mounted hand basin with tiled splashback.

Lounge 4.14m max x 3.66m (13'7" max x 12'0")

Radiator, window to front, French doors opening to Juliet balcony providing attractive, south-facing outlook.

Bedroom Three 2.69m max x 3.68m (8'10" max x 12'1")

Radiator, window to rear.

SECOND FLOOR

Landing

Built-in airing cupboard housing hot water cylinder and slatted shelving, radiator, recessed ceiling spotlights, loft access hatch.

Master Bedroom 3.61m x 3.66m (11'10" x 12'0")

Radiator, window to front.

En-suite Shower Room 1.47m x 1.68m (4'10" x 5'6")

White suite comprising low-level WC, corner hand basin and corner shower cubicle with mixer shower attachment. Fully tiled splashbacks, radiator, recessed ceiling spotlights.

Bedroom Two 2.69m max x 3.66m (8'10" max x 12'0")

Radiator, Velux window to rear.

Bathroom 1.98m x 1.42m (6'6" x 4'8")

White suite comprising low-level WC, pedestal hand basin and panelled bath with mixer shower attachment and glass shower screen. Fully tiled splashbacks, radiator, recessed ceiling spotlights.

OUTSIDE

The property is accessed via a block-paved driveway providing off-road parking and leading to:

Integral Single Garage 5.18m x 2.54m (17'0" x 8'4")

Light and power, up-and-over door.

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Rear Garden

The fully enclosed, low-maintenance rear garden enjoys a good degree of privacy and has an external pedestrian access to rear.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability:

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 D

Rutland County Council, Oakham 01572-722577

FLOOD RISK

There is a very low flood risk for this property.

While flooding is unlikely, it's still wise to think about flood insurance and future changes in the area that could affect flood risk.

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

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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.

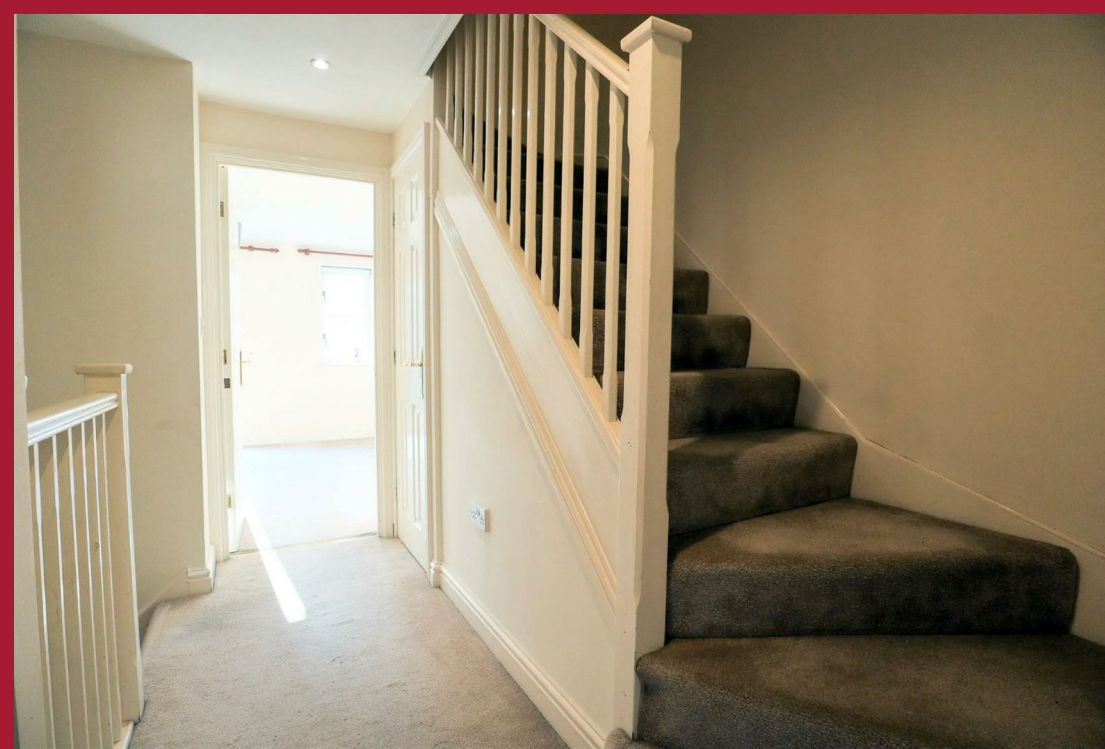
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation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







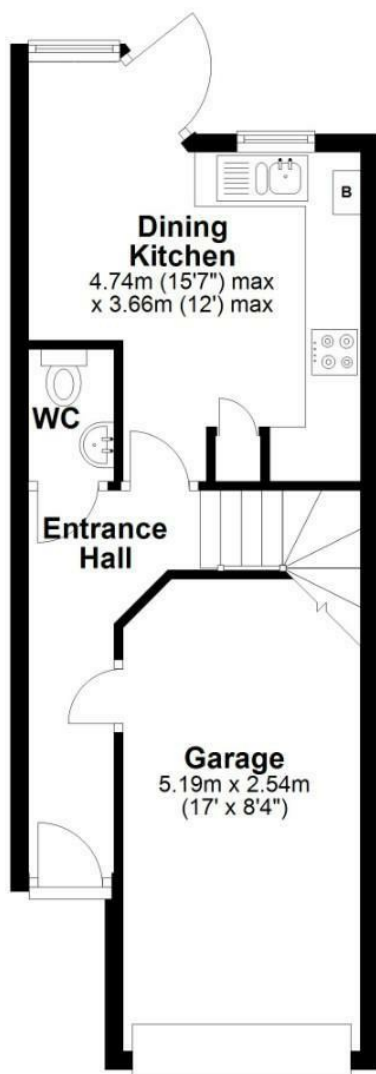




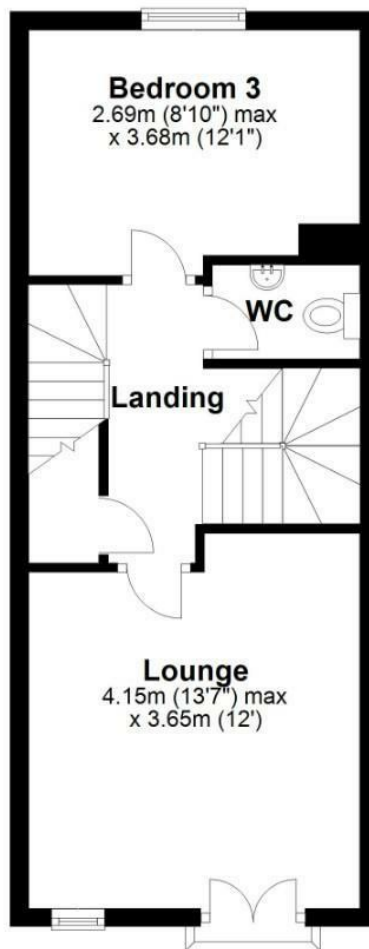


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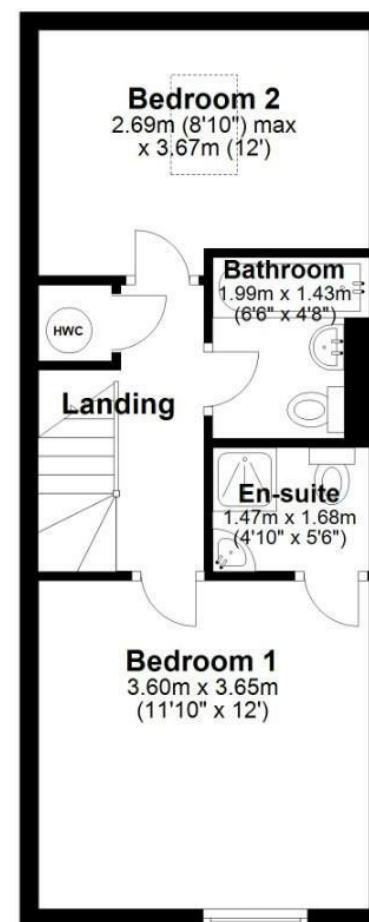
Ground Floor



First Floor



Second Floor



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		86
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC