



19 The Walled Garden, Tixover Grange, Tixover, Stamford, PE9 3QN
Guide Price £170,000



Chartered Surveyors & Estate Agents

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Tenure: Leasehold

Council Tax Band: B (Rutland County Council)



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DESCRIPTION

Attractive and well-maintained middle-terrace bungalow located within a sought-after over 55's complex set in the picturesque grounds of Tixover Grange.

Benefiting from double-glazed windows throughout, the accommodation briefly comprises Entrance Hall, Sitting Room, modern Kitchen, two Bedrooms and Shower Room.

Outside, there is a good-size garden to rear, pleasant communal grounds and residents' car park.

The property is offered with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Porch 0.84m x 1.80m (2'9" x 5'11")

Part-glazed entrance door, internal door to Hallway.

Hallway

Built-in storage cupboard, electric storage heater, loft access hatch.

Sitting Room 3.33m x 4.83m (10'11" x 15'10")

Two electric storage heaters, window and sliding patio doors to private rear garden.

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

Range of attractive, modern fitted units incorporating marble-effect work surfaces, inset 1.5-bowl single

drainer stainless steel sink with mixer tap, high-gloss base cupboards and drawers and matching wall cupboards with ambient lighting beneath.

Integrated appliances comprise Bosch electric hob with extractor fan above, Bosch electric oven and Indesit fridge-freezer. There are two undercounter appliance spaces (one of them with plumbing for washing machine).

Tiled splashbacks, recessed ceiling, window to front with views over communal gardens.

Bedroom One 3.33m x 3.30m (10'11" x 10'10")

Built-in double wardrobe, electric storage heater, window to rear overlooking private garden.

Bedroom Two 3.53m max x 2.18m (11'7" max x 7'2")

Built-in wardrobe, electric storage heater, window to front with views over landscaped communal grounds.

Shower Room 1.75m x 2.31m (5'9" x 7'7")

White suite of low-level WC and pedestal hand basin with mixer tap, corner shower cubicle with Triton power shower above, chrome heated towel rail, tiled walls, built-in airing cupboard housing hot water cylinder, shaver point, recessed ceiling spotlights, window to front.

OUTSIDE

Parking

There is ample residents' and visitors' car parking.

Rear Garden

There is a good-sized garden to the rear which is privately screened by bushes and mainly laid to lawn with inset trees and a slabbed patio area accessed from the Lounge/Diner.

Communal Gardens

Communal gardens are attractively landscaped and laid predominantly to lawn, with pathways, seating areas, flowerbeds and borders stocked with inset trees, shrubs and bushes.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Electric storage heaters

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast
Mobile signal availability:

EE - good outdoor, variable in-home
O2 - good outdoor, variable in-home
Three - good outdoor, variable in-home
Vodafone - good outdoor, variable in-home
Results are predictions and not a guarantee. We are informed by the vendor that the mobile signal indoors is very good.

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.

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TIXOVER

Tixover is a small hamlet southwest of the attractive Georgian town of Stamford, which is just a fourteen minute drive offering individual and supermarket shopping, restaurants, Arts and theatre and amenities. The market town of Uppingham is 8 miles away, and an attractive place to visit. The county town of Rutland, Oakham, is a 21 minute drive and basic amenities can also be found in Ketton, less than three miles away.

LEASEHOLD INFORMATION

Term of lease: 999 years from 01/01/2021

Years remaining: 994

Ground rent: N/A

Service charge: £164.61 payable monthly in advance. Some of the items included in the service charge are water & sewerage, upkeep of the gardens and grounds, buildings insurance and window cleaning.

COUNCIL TAX

Band B

Rutland County Council, Oakham 01572-722577

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.

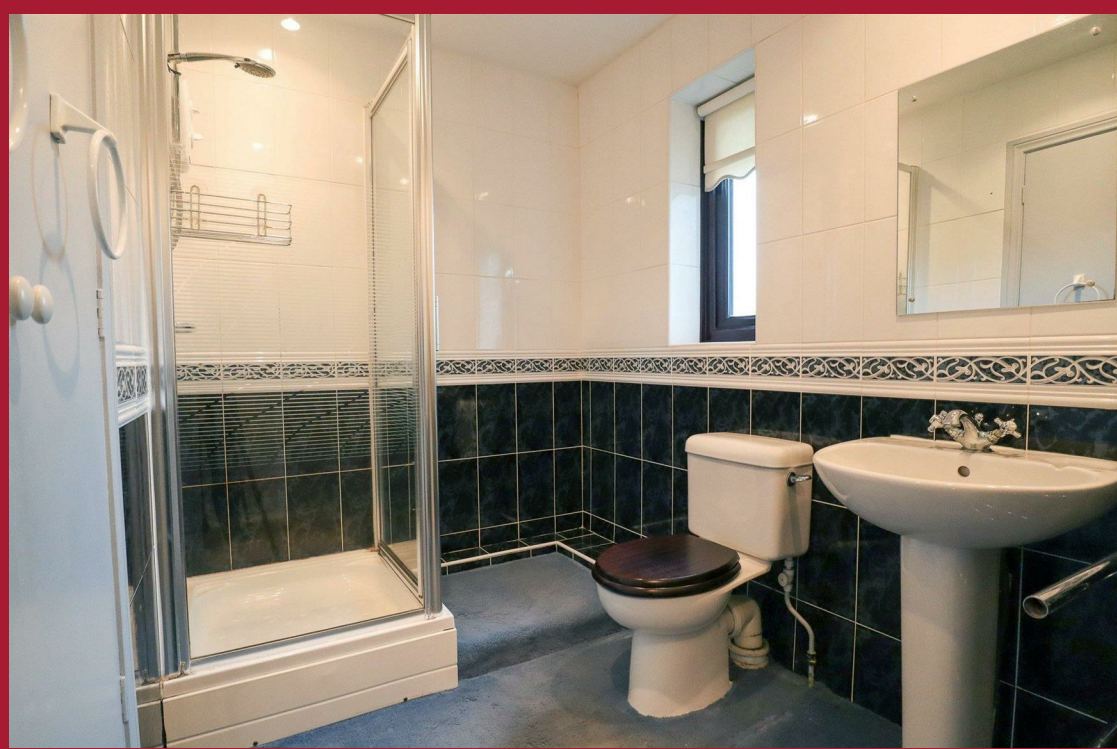
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation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







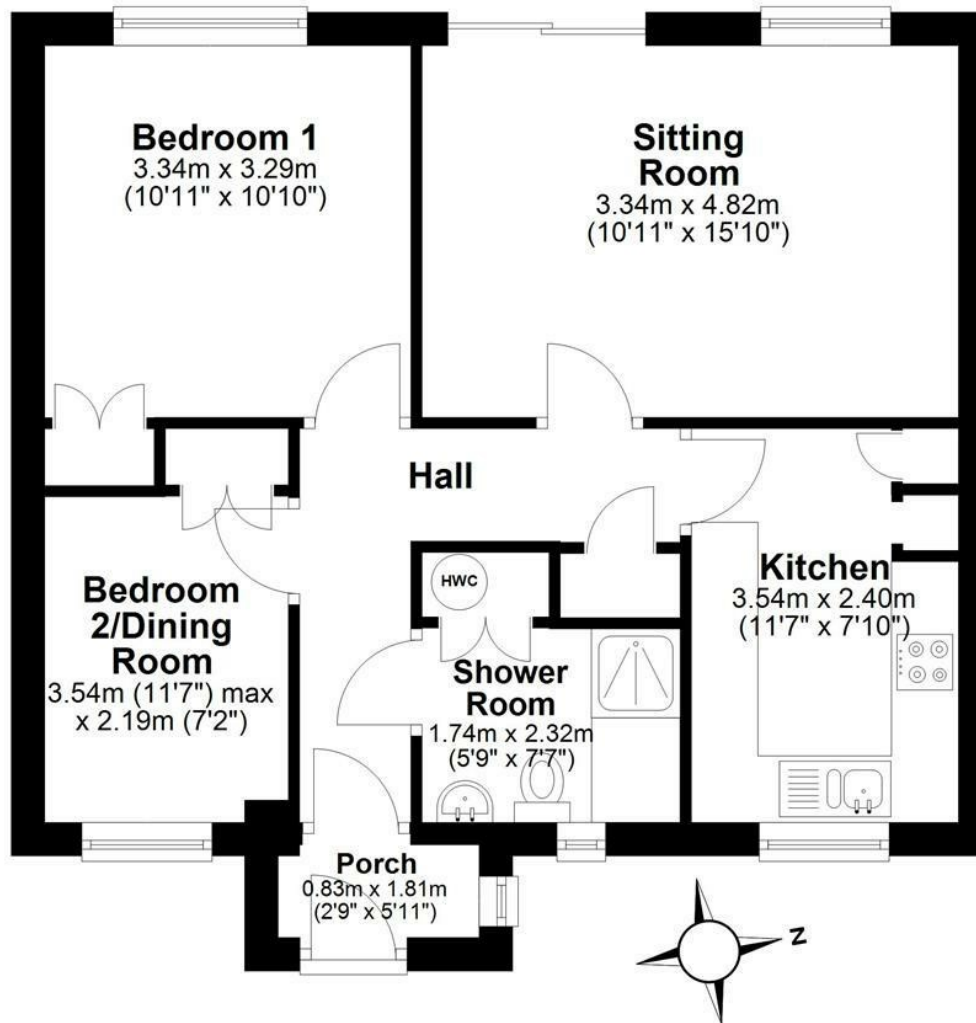




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Ground Floor

Approx. 59.2 sq. metres (636.9 sq. feet)



Total area: approx. 59.2 sq. metres (636.9 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		
	57	78
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		
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