



35 Branston Road, Uppingham, Rutland, LE15 9RR
£195,000



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35 Branston Road, Uppingham, Rutland, LE15 9RR

Tenure: Freehold

Council Tax Band: B



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DESCRIPTION

Well-presented middle-terrace house with off-road parking and enclosed rear garden situated in an established residential area of the historic market town of Uppingham.

Benefiting from gas central heating and full double glazing, the accommodation features a beautifully refitted kitchen with oak worktops and a modern bathroom. The interior briefly comprises:

GROUND FLOOR: Entrance Porch, Entrance Hall, Lounge, Kitchen/Diner, Conservatory/Utility Area;
FIRST FLOOR: three Bedrooms, Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Double-glazed front door with matching glazed side panel, internal glazed door to Hallway.

Entrance Hall 4.32m x 1.80m (14'2" x 5'11")

Radiator, laminate flooring, staircase with open spindles leading to first floor, large understairs cloaks cupboard.

Lounge 5.08m plus bay x 3.61m (16'8" plus bay x 11'10")

Radiator, decorative fireplace-style recess, feature bay window to front.

Kitchen/Diner 2.77m x 5.51m (9'1" x 18'1")

Stylishly refitted with excellent range of modern units featuring oak worktops with upstand, inset 1.5-bowl stainless steel sink with mixer tap, ample base cupboard and drawer units and integrated appliances comprising AEG electric oven and five-ring gas hob with stainless steel splashback and matching extractor hood above.

There is under-counter space and plumbing for washing machine.

Radiator, tiled floor, fitted alcove shelving, recessed ceiling spotlights, picture windows and external glazed door with matching side panel to rear garden.

Conservatory/Utility Area 1.70m x 2.16m (5'7" x 7'1")

UPVC construction on brick walls with tiled floor, external door to rear, fitted worktop with space for tumble dryer beneath and space for American-style fridge-freezer.

FIRST FLOOR

Landing

Handrail with open spindles, laminate flooring.

Bedroom One 3.73m plus wardrobe x 3.07m (12'3" plus wardrobe x 10'1")

Two built-in wardrobes, radiator, laminate flooring, window to front.

Bedroom Two 3.56m plus wardrobe x 2.92m (11'8" plus wardrobe x 9'7")

Radiator, laminate flooring, window to rear.

Bedroom Three 2.84m x 2.36m (9'4" x 7'9")

Radiator, laminate flooring, window to front.

Bathroom

Contemporary white suite comprising low-level WC, pedestal hand basin and panelled bath with shower above and glass screen. Fully tiled splashbacks, heated chrome towel rail, tiled floor, two window to rear.

OUTSIDE

Parking

There is a communal area of off-road parking to the front of the property.

Front Garden

The front garden is bounded by picket fencing and has raised beds and concrete pathway leading to the front door.

Rear Garden

The fully enclosed rear garden has been laid out to include a raised paved patio immediately to the rear of the house, an area of lawn and block-paved area of hard standing for sheds at the top of the garden.

SERVICES

Mains electricity
Mains water supply

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Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
Indoor: EE, Three - voice and data limited; O2 - voice limited, data - none; 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.

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.

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 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

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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.





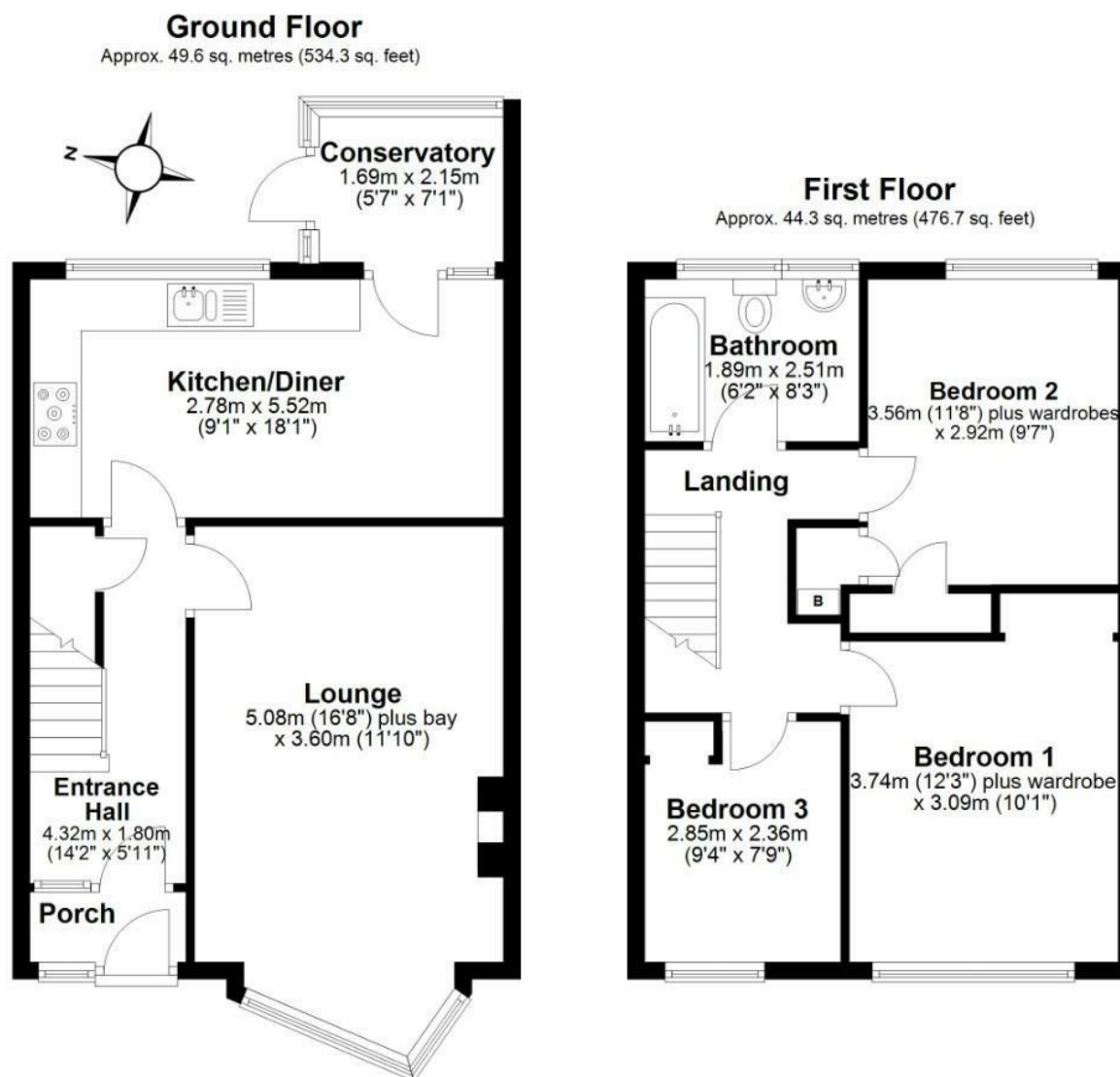








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Total area: approx. 93.9 sq. metres (1011.0 sq. feet)

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		87
(81-91) B		
(69-80) C	70	
(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		
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