16 Johnson Road, Uppingham, Rutland, LE15 9RZ

Open To Offers £215,000

MURRAY

Chartered Surveyors & Estate Agents

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16 Johnson Road, Uppingham, Rutland, LE15 9RZ
Tenure: Freehold
Council Tax Band: B (Rutland County Council)

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DESCRIPTION

Middle-terrace house with good-size rear garden and off-road parking space situated close to Uppingham town centre and its amenities.

Benefiting from gas central heating, the accommodation is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room, Kitchen/Diner, Utility Room, WC; FIRST FLOOR: three Bedrooms, Shower Room, separate WC.

The property is offered for sale with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 3.20m x 1.88m (10'6" x 6'2")

UPVC double-glazed with stained glass motif and glazed side panel, radiator, stairs leading to first floor, internal doors to Sitting Room and Kitchen/Diner.

Sitting Room 3.20m max x 4.37m (10'6" max x 14'4")

Radiator, window to front.

Kitchen/Diner 3.20m x 4.83m incl cupboards (10'6" x 15'10" incl cupboards)

Range of attractive fitted units incorporating granite-effect work surfaces, inset single drainer stainless steel sink with mixer tap, ample base cupboards and drawers and matching eye-level wall cupboards. Integrated appliances comprise eye-level Zanussi electric oven and gas hob with extractor hood above. Undercounter space and plumbing for washing machine, wall-mounted Ideal Logic gas central heating boiler.

Large cupboard (with electric) providing space for fridge-freezer, further built-in storage cupboard, radiator, part-tiled walls, window overlooking rear garden, door to Utility.

Utility Room 2.26m x 1.45m (7'5" x 4'9")

Radiator, fitted worktop with appliance spaces beneath and wall cupboard above, fitted coat hooks, internal door to WC, half-glazed external door to rear garden.

WC 0.84m x 1.45m (2'9" x 4'9")

With low-level WC.

FIRST FLOOR

Landing

Bult-in airing cupboard housing hot water cylinder, loft access hatch.

Bedroom One 3.20m max x 4.37m (10'6" max x 14'4")

Built-in wardrobe, radiator, window overlooking rear garden.

Bedroom Two 3.20m x 3.71m (10'6" x 12'2")

Radiator, window to front.

Bedroom Three 2.06m x 3.15m (6'9" x 10'4")

Radiator, window to front.

Shower Room 1.70m x 1.52m (5'7" x 5'0")

Equipped with walk-in shower cubicle with Triton shower above and vanity hand basin with mixer tap and cupboards beneath.

Chrome heated towel rail, part-tiled walls, window to rear.

WC 1.70m x 0.84m (5'7" x 2'9")

Fitted low-level WC, window to rear.

OUTSIDE

Front Garden

To the front of the property there is a driveway providing off-road parking and leading to the front door. Adjoining the driveway is an open-plan area of lawn with inset tree.

There is a shared passageway to the side linking front and rear of the property.

Rear Garden

The good-sized rear garden is fully enclosed, currently mainly laid to lawn with a paved patio and would benefit from further cultivation.

Outside light and cold tap.

SERVICES

Mains electricity

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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
Three - good outdoor
Vodafone - variable outdoor
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.

OAKHAM

Oakham is a lovely market town being the administrative centre for Rutland. It is popular with commuters and is within travelling distance of a number of other centres including Peterborough, Leicester, Nottingham, Melton Mowbray, Grantham, Stamford, Kettering and Corby. In addition, there is a railway station in the town and there are services to Leicester, Birmingham and Peterborough. There are direct train routes to London from Leicester and Peterborough.

Within the town there is a good range of shops which cater for most needs, together with a produce market each Wednesday and Saturday. There is also a good range of other facilities including doctors, dentists, opticians, veterinary surgery etc. In the town there is a good range of Local Authority schools together with the private Oakham School which caters for children of most ages. Preparatory education on a private basis is available at Brooke Priory.

Sporting facilities in the area are many and varied and include cricket, golf, football, tennis, rugby football, bowls together with a number of leisure pursuits which can be enjoyed at Rutland Water which is just to the east of Oakham and these include sailing, windsurfing and fly fishing.

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 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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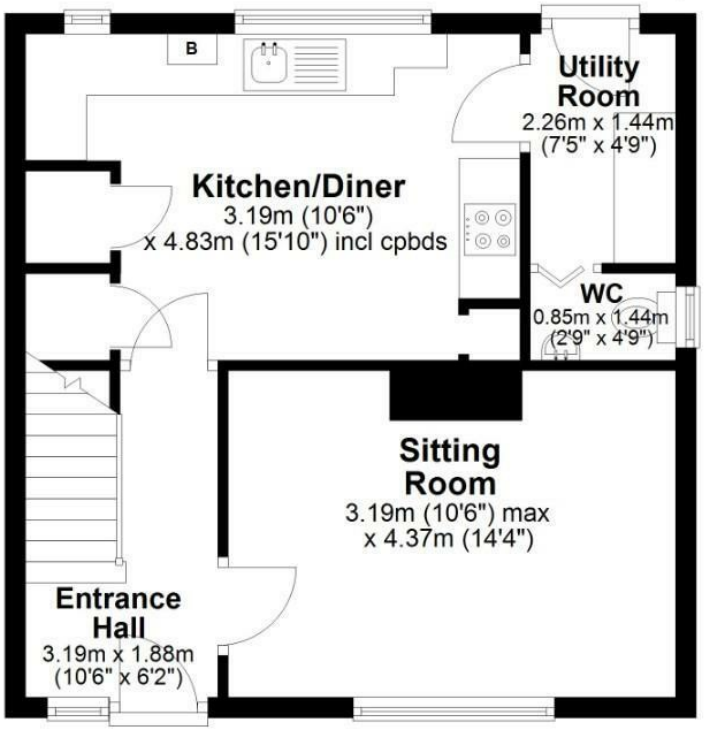
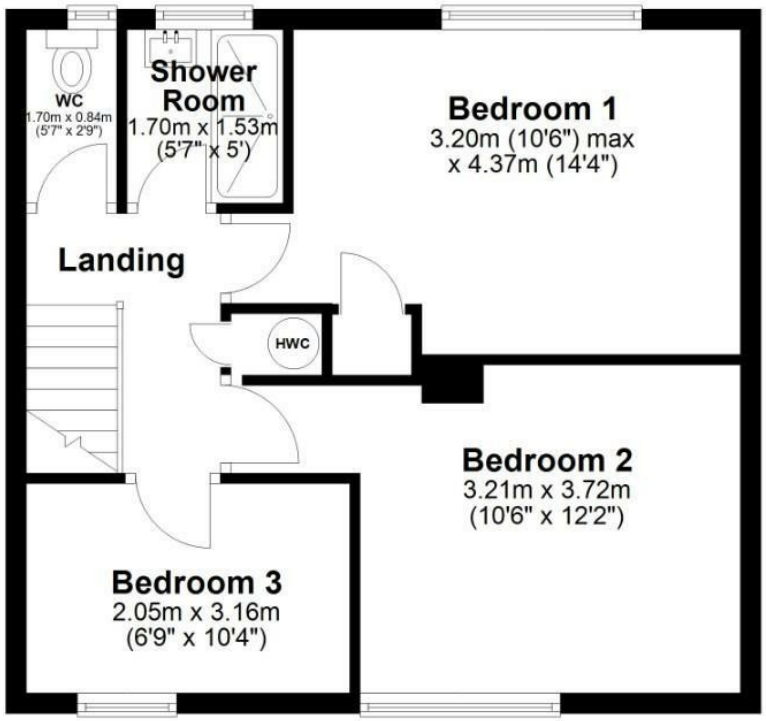
Ground Floor

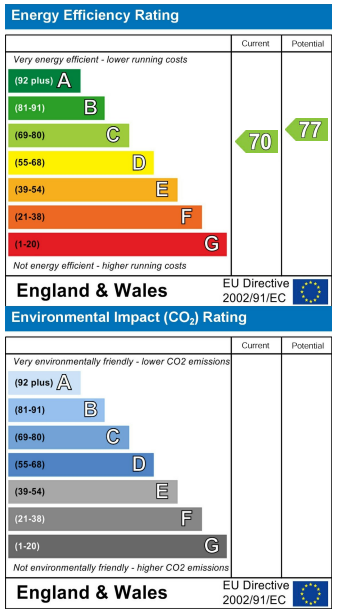
Approx. 41.2 sq. metres (443.9 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.1 sq. feet)





Total area: approx. 86.5 sq. metres (931.0 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.