



Firs Avenue, Oakham, LE15 9RE

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AVAILABLE MAY \*\*\* A well presented four storey townhouse located in an established location close to Uppingham town centre. The property benefits from gas central heating and is double glazed throughout, with a security alarm system. The accommodation in brief comprises of entrance hall, front bedroom with jack-and-jill en-suite shower room/guest cloakroom, rear study/bedroom with patio doors to rear garden, utility room fitted with wall cupboards and base units, sink, washing machine and tumble dryer, stairs to first floor landing, kitchen diner fitted with a range of wood effect wall cupboards and base units with drawers, laminate worktop, inset sink with drainer and chrome mixer tap, integrated appliances including double electric oven, four ring gas hob, extractor, fridge freezer and dishwasher, L shaped sitting room with feature gas fire, stairs to second floor landing, master bedroom with built-in wardrobes and en-suite bathroom, bedroom two with built-in wardrobes and shower room with three piece white suite. Outside there is a small front garden and to the rear there is an easily maintained landscaped garden with access leading to a detached brick-built garage and car standing for two vehicles. Uppingham is a thriving and highly attractive market town with an eclectic mix of boutique shops and restaurants centring around the Market Square and adjoining High Street. There are several excellent primary and secondary schools and Uppingham public school in the area. Situated close the A47, Uppingham is well located for access to Peterborough and Leicester. There is a regular train service from Peterborough and Market Harborough, giving easy access to London and the north. Rutland County Council Tax Band D. Energy Rating C.











## Key Features

- AVAILABLE MAY
- Uppingham, Oakham
- 4 Bedrooms
- Unfurnished
- Garage
- Terraced House
- Courtyard Garden
- Council Tax Band D
- Energy Rating C

**£1,400 PCM**