



Offers Over £275,000 | Freehold

Firs Avenue, Uppingham LE15 9RE





Key Features & Description

- Guide Price £275,000 - £300,000
- Three Bedroom Town House
- Open Plan to the Ground Floor
- Family Bathroom & Two Ensuites
- Rear Garden and Balcony
- Garage and Parking
- Available with No Forward Chain
- EPC Rating C | Council Tax Band D
- Service Charge £350 PA | Ground rent £10 PA | 0 years

Three-bedroom townhouse thoughtfully crafted over three spacious levels to offer the perfect blend of comfort, versatility, and contemporary style.

On the ground floor, you'll find a well-appointed kitchen that flows seamlessly into the dining area, creating the ideal setting for shared meals and entertaining. A comfortable sitting room offers a quiet space to relax, while the adjoining sunroom at the rear provides a bright, peaceful retreat—perfect for morning coffee or an afternoon read. To complete this floor is the cloakroom.

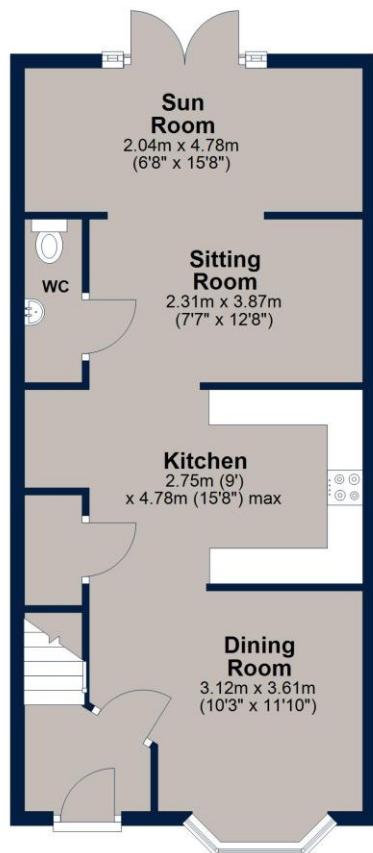
The first floor is dedicated to elevated living, featuring a generous living room that opens onto a private balcony. This indoor-outdoor space is ideal for entertaining or simply enjoying fresh air. Also on this level is the third bedroom and a stylish main bathroom, providing flexibility for guests, a home office.

The second floor offers the ultimate in privacy and comfort, with two spacious bedrooms—each complete with its own ensuite and built-in wardrobes. Whether used as a master suite and guest room or shared by family, this top-floor retreat ensures quiet separation from the home's main living areas.



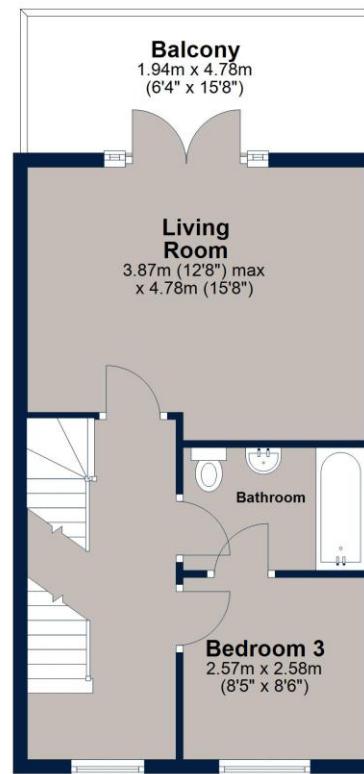
Ground Floor

Approx. 50.5 sq. metres (543.4 sq. feet)



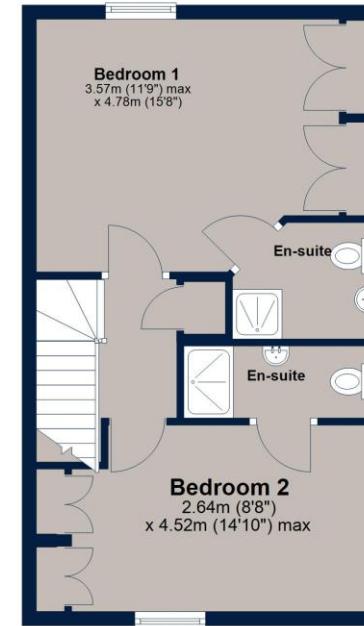
First Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



Second Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



Total area: approx. 129.9 sq. metres (1398.7 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.