



Asking Price £175,000 | Freehold

Tods Terrace, Uppingham, LE15 9SL





Key Features & Description

- Period Cottage
- Two Double Bedrooms
- Modern Kitchen and Bathroom
- Lounge/Diner
- Split rear Garden
- Available with No forward Chain
- EPC Rating D | Council Tax Band B

A charming two-bedroom mid-terraced home, situated in the heart of Uppingham, boasting a wealth of character and delightful views over the green to the front.

The accommodation briefly comprises a welcoming living/dining room featuring a fireplace, with a kitchen situated to the rear. To the first floor are two well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from a rear garden arranged over split levels, offering a patio area and further lawned garden, together with a useful outbuilding/utility area. To the front, the property enjoys pleasant views over the adjoining green.

The property is offered for sale with the benefit of no forward chain.

TOWN LIFE

Uppingham is a thriving and highly attractive market town with an eclectic mix of boutique shops and restaurants centred around the Market Square and adjoining High Street.

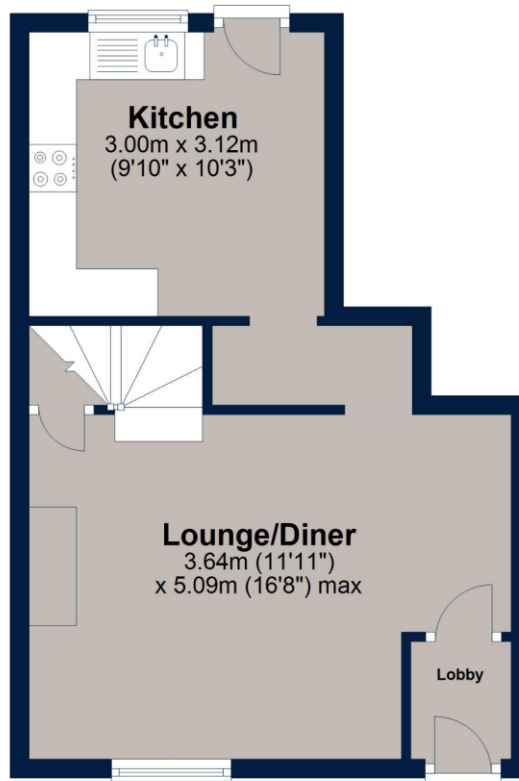
Schooling in Uppingham is available in both the private and state sector with primary level schooling at both Uppingham C of E Primary and Leighfield Primary schools. Secondary education is on offer from Uppingham Community College and the renowned Uppingham Public School.

Rutland Water and the surrounding countryside offers a wide range of outdoor pursuits including cycling, sailing, walking and birdwatching, also only a short distance from one of the two Rutland Water visitor centres.

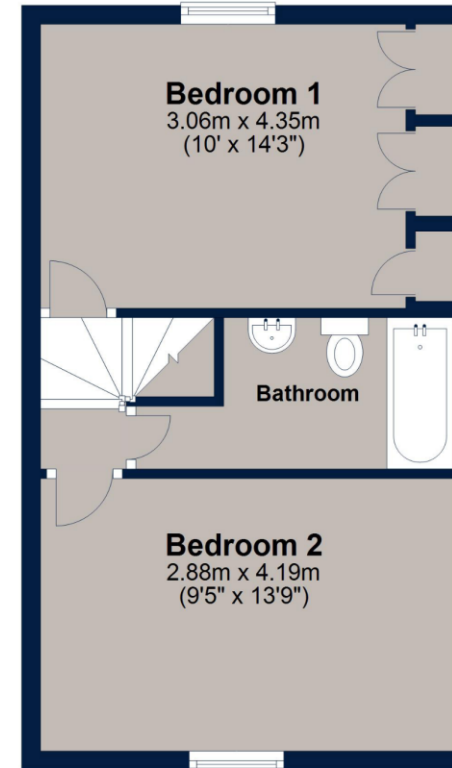




Ground Floor



Split Level First Floor



Total area: approx. 64.8 sq. metres (697.3 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
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.



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