



Chartered Surveyors & Letting Agents



55, Welland Way, Oakham, LE15 6SL £1,325 PCM

Extended semi-detached house in good order, with single garage, off-road parking for four cars and landscaped rear garden situated in an established residential area on the edge of Oakham.

Benefiting from Hive-controlled gas central heating system and full double glazing, the property provides accommodation with a contemporary shaker-style kitchen and refitted cloakroom/WC.

The interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Porch, Entrance Hall, Lounge, Kitchen/Diner, Utility Room, Cloakroom/WC; FIRST FLOOR: four Bedrooms (three doubles and a single), Family Bathroom.

Council Tax Band: C (Rutland)
Deposit £1528.84

Oakham
5 Market Street
Oakham
Rutland LE15 6DY
Tel: 01572 755555
Letting Centre: 01572 755513
oakham@murray.co.uk

Stamford
Sales Enquiries
01780 766604
Lettings Enquiries
01572 755513

stamford@murray.co.uk

Uppingham
18 High Street East
Uppingham
Rutland LE15 9PZ
Tel: 01572 822587
Letting Centre: 01572 822587
uppingham@murray.co.uk







Vodafone - good 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



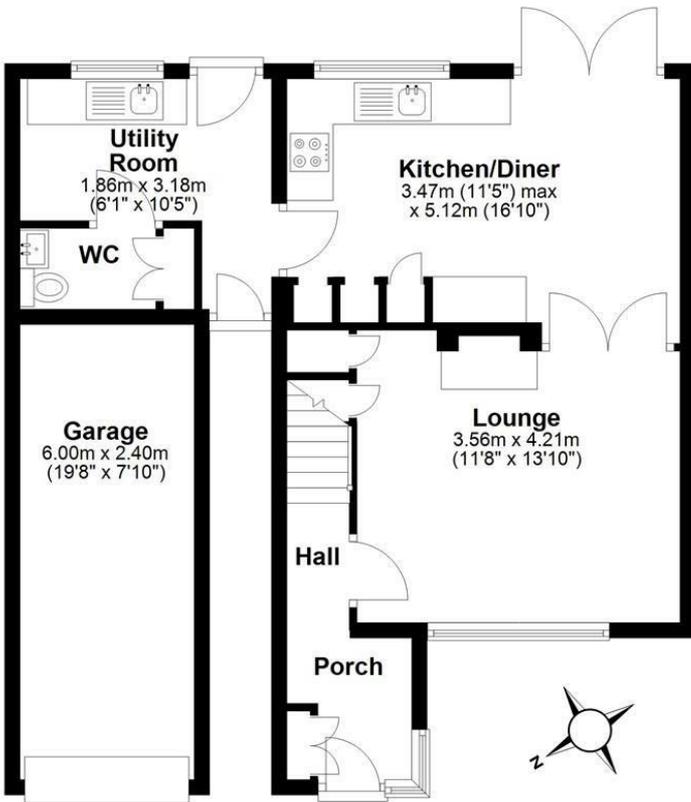
SERVICES

- Mains electricity
- Mains water supply
- Mains sewerage
- Gas central heating

According to <https://checker.ofcom.org.uk/>
 Broadband availability: Standard, Superfast
 Mobile signal availability:
 EE - good outdoor and in-home
 Three - good outdoor
 O2 - good outdoor, variable in-home

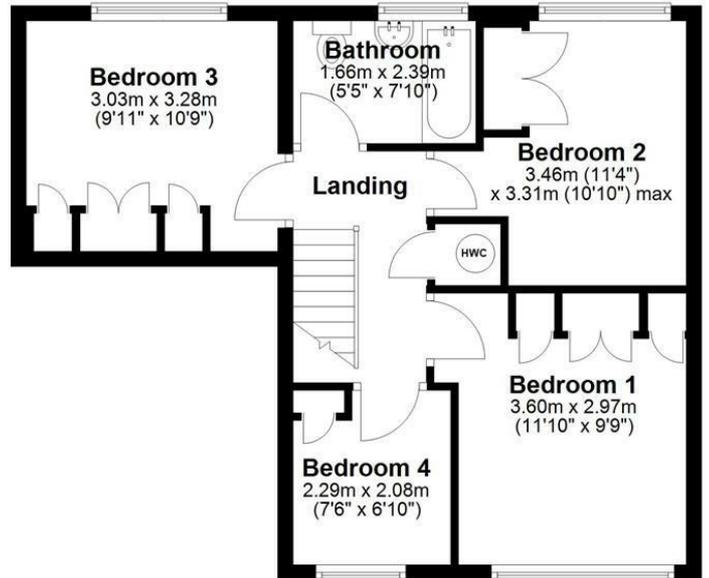
Ground Floor

Main area: approx. 50.0 sq. metres (538.7 sq. feet)
Plus garages, approx. 14.4 sq. metres (155.0 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.8 sq. feet)



Main area: Approx. 97.0 sq. metres (1044.5 sq. feet)
Plus garages, approx. 14.4 sq. metres (155.0 sq. feet)