



Chartered Surveyors & Letting Agents



12, Goldfinch Road, Uppingham, LE15 9UJ £1,295 PCM

Three-storey attached townhouse providing spacious accommodation with gas central heating and UPVC double glazing.

The interior briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Study/Bedroom4, Kitchen/Diner, Utility Room, Conservatory; FIRST FLOOR: Lounge, Bedroom One with en-suite Shower Room; SECOND FLOOR: two further double Bedrooms, Family Bathroom.

OUTSIDE: Single Garage (situated within a coach house at rear), an area of hard-landscaped garden bounded by hedging to the front and a fully enclosed, hard-landscaped garden to the rear.

Council Tax Band: (Rutland)
Deposit: £1494.23

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







SERVICES

Mains electricity
 Mains water supply
 Mains sewerage
 Gas central heating

According to <https://checker.ofcom.org.uk/>
 Broadband availability: Standard, Superfast, Ultrafast
 Mobile signal availability:
 Indoor: EE, Three, O2 - voice and data limited; Vodafone - none;
 Outdoor: EE, Three, O2, Vodafone - voice and data likely.
 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		