



Chartered Surveyors & Letting Agents



2, Brocklebank Road, Barleythorpe, LE15 7UW **£1,150 PCM**

Contemporary semi-detached house in good order set on a popular new development on the edge of Oakham.

Accommodation briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room, Kitchen, Dining Area, Cloakroom/WC; FIRST FLOOR: Master Bedroom with en-suite Shower Room, two further Bedrooms, Bathroom.

OUTSIDE: single Garage, good-sized, enclosed garden to the rear.

NO PETS

Council Tax Band: C (Rutland)
Deposit: £1326.92

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 and Ultrafast
 Mobile signal availability:
 EE - good outdoor, variable in-home
 O2 - good outdoor, variable in-home
 Three - good outdoor
 Vodafone - good outdoor and in-home.
 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	87	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			