



Chartered Surveyors & Letting Agents



## 26, Firs Ave, Uppingham, LE15 9RE

### £995 Per Month

Attractive modern three-bedroom house in good order situated in a popular residential area of Uppingham and offering the following accommodation:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Sitting Room with French doors to rear garden, Kitchen/Diner; FIRST FLOOR: very spacious Landing which could accommodate a home office, Master Bedroom with en-suite Shower Room, two further Bedrooms, Family Bathroom.

OUTSIDE: South-facing hard-landscaped garden to the rear with side access and area of garden to the front.

Parking for two cars on road to the front of the property (permit not required).

Council Tax Band: D (Rutland)

Deposit: £1148.07

**Oakham**  
5 Market Street  
Oakham  
Rutland LE15 6DY  
Tel: 01572 755555  
Letting Centre: 01572 755513  
[oakham@murray.co.uk](mailto:oakham@murray.co.uk)

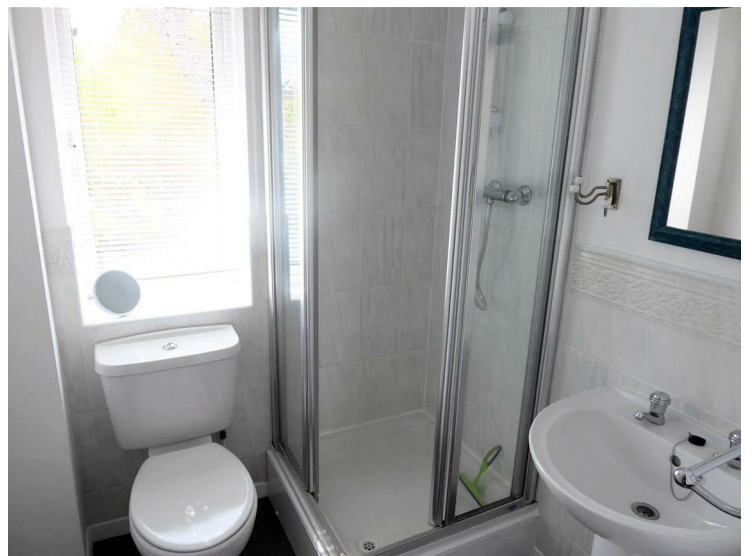
**Stamford**  
Sales Enquiries  
01780 766604  
Lettings Enquiries  
01572 755513

[stamford@murray.co.uk](mailto:stamford@murray.co.uk)

**Uppingham**  
18 High Street East  
Uppingham  
Rutland LE15 9PZ  
Tel: 01572 822587  
Letting Centre: 01572 822587  
[uppingham@murray.co.uk](mailto:uppingham@murray.co.uk)

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**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:  
 EE - good outdoor and in-home  
 O2 - good outdoor  
 Three - good outdoor  
 Vodafone - variable 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.

