



Chartered Surveyors & Letting Agents



5, Oak Close, Uppingham, LE15 9SU £1,250 PCM

An attractive three-bedroom detached, modern house with single garage, ample off-road parking and generous rear garden set in a pleasant cul-de-sac within walking distance of the local primary school and town centre amenities.

Benefiting from gas central heating and full double glazing, the property offers tastefully presented three-bedroom family accommodation which briefly comprises:

GROUND FLOOR: Entrance Hall, open-plan Lounge/Diner, Kitchen, Utility Room; FIRST FLOOR: three Bedrooms, refitted Bathroom.

Council Tax Band: C (Rutland)
Deposit: £1442.30

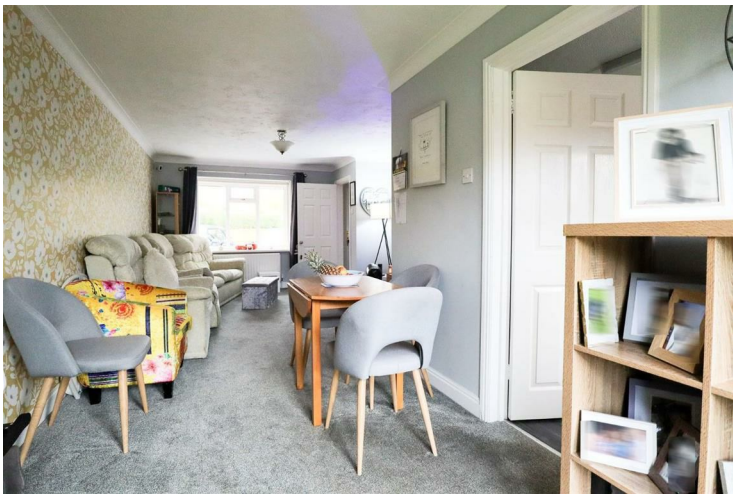
Oakham
5 Market Street
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Letting Centre: 01572 755513
oakham@murray.co.uk

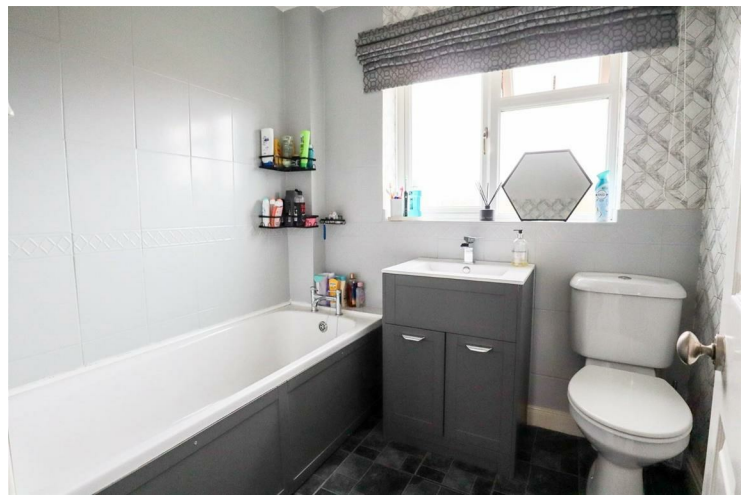
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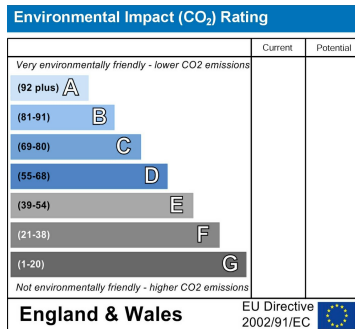
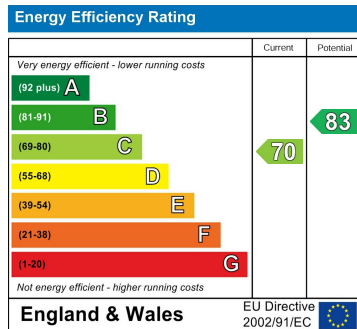


SERVICES

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

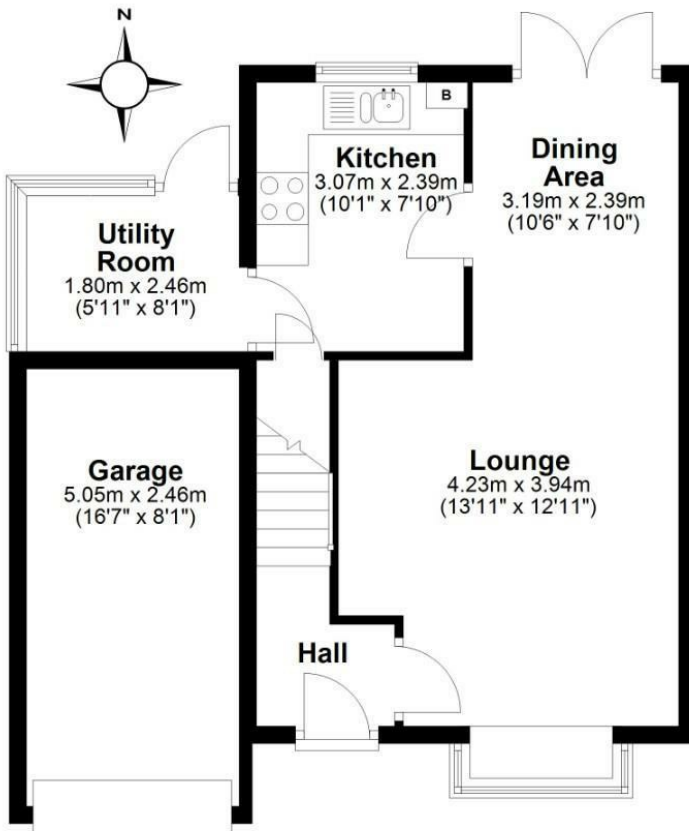
According to <https://checker.ofcom.org.uk/>
 Broadband availability: Standard, Superfast, Ultrafast
 Mobile signal availability:
 EE - good outdoor, variable in-home
 O2 - good outdoor
 Three - good outdoor
 Vodafone - variable outdoor.
 Results are predictions and not a guarantee.

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.



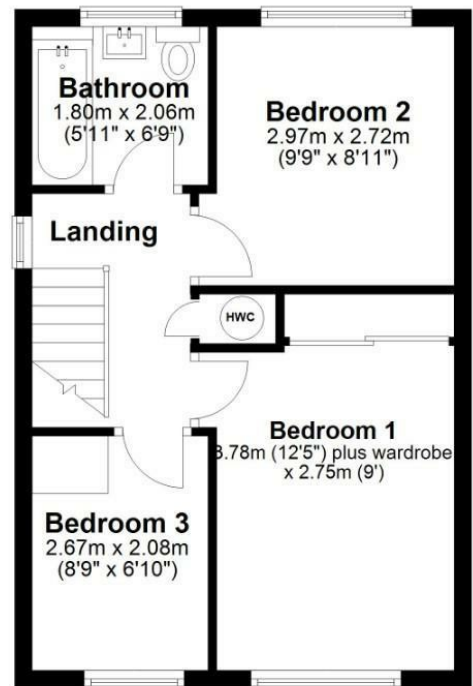
Ground Floor

Main area: approx. 41.5 sq. metres (447.0 sq. feet)
 Plus garages, approx. 13.2 sq. metres (142.2 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.3 sq. feet)



Main area: Approx. 77.8 sq. metres (837.3 sq. feet)

Plus garages, approx. 13.2 sq. metres (142.2 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
 Plan produced using PlanUp.