



Chartered Surveyors & Letting Agents



1a, Brooke Road, Braunston, LE15 8QR

£1,650 PCM

Charming detached character property in good order situated in one of Rutland's most sought-after villages. The accommodation on offer briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Sitting Room, Dining Room, fully fitted Kitchen; **FIRST FLOOR:** Landing/Study Area, Master Bedroom with Dressing Room and en-suite Shower Room, two further double Bedrooms, Family Bathroom.

OUTSIDE: ample off-road parking, gardens. **NO PETS**

Council Tax Band: F (Rutland)

Deposit: £ _____

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

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SERVICES

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

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast
Mobile signal availability:
Indoor: EE, Three - voice and data likely; 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	