



Chartered Surveyors & Letting Agents



## **46, Irwell Close, Oakham, LE15 6SX**

### **£1,295 PCM**

A detached four-bedroom family property in good order situated in a popular residential area of Oakham and offering accommodation which briefly comprises:

**GROUND FLOOR:** Entrance Hall, Sitting Room, Dining Room, Study, Kitchen/Diner, Cloakroom/WC; **FIRST FLOOR:** four Bedrooms, two of them with en-suite Shower Rooms, Family Bathroom.

**OUTSIDE:** integral single Garage, driveway providing additional off-road parking and area of lawned garden to front, enclosed garden with paved patio, lawn and pond to the rear.

Council Tax Band: E (Rutland)  
Deposit: £1494.23

#### **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)



**DESCRIPTION**

A detached four-bedroom family property in good order situated in a popular residential area of Oakham, within the catchment area of Catmose Primary which is the feeder school to Catmose College.

Accommodation briefly comprises:

**GROUND FLOOR:** Entrance Hall, Sitting Room, Dining Room, Study, Kitchen/Diner, Cloakroom/WC; **FIRST FLOOR:** four Bedrooms, two of them with en-suite Shower Rooms, Family Bathroom.

**OUTSIDE:** integral single Garage, driveway providing additional off-road parking and area of lawned garden to front, enclosed garden with paved patio, lawn and pond to the rear.

**NO PETS**  
**NO SMOKERS**











### SERVICES

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

According to <https://checker.ofcom.org.uk/>  
 Broadband available in the area (Standard, Superfast and Ultrafast)

Mobile signal available in the area: EE, Three, O2 and Vodafone fully available indoors and outdoors  
 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>68</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC