



38, North Street East, Uppingham, LE15 9QL £750 PCM

End-terrace property (recently refurbished throughout) offering accommodation which briefly comprises:

GROUND FLOOR: Sitting Room, Breakfast Kitchen, Bathroom; FIRST FLOOR: two Double Bedrooms.

OUTSIDE: rear courtyard.

Council Tax Band: B (Rutland)

Deposit: £865.38

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

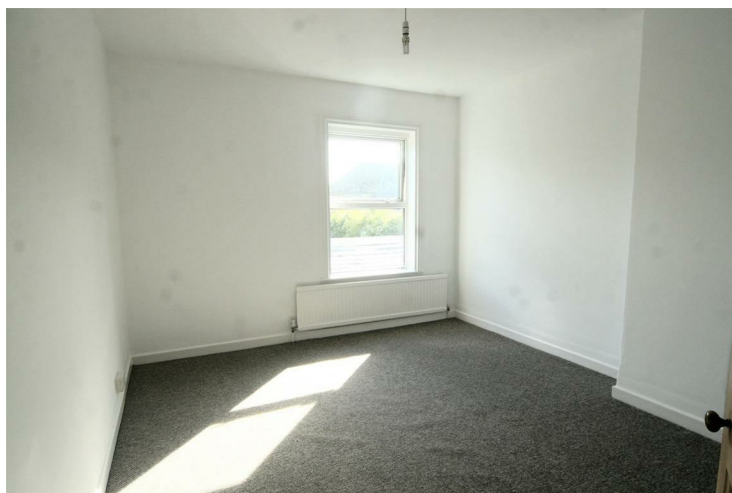
stamford@murray.co.uk

Uppingham

18 High Street East
Uppingham
Rutland LE15 9PZ
Tel: 01572 822587
Letting Centre: 01572 822587
uppingham@murray.co.uk

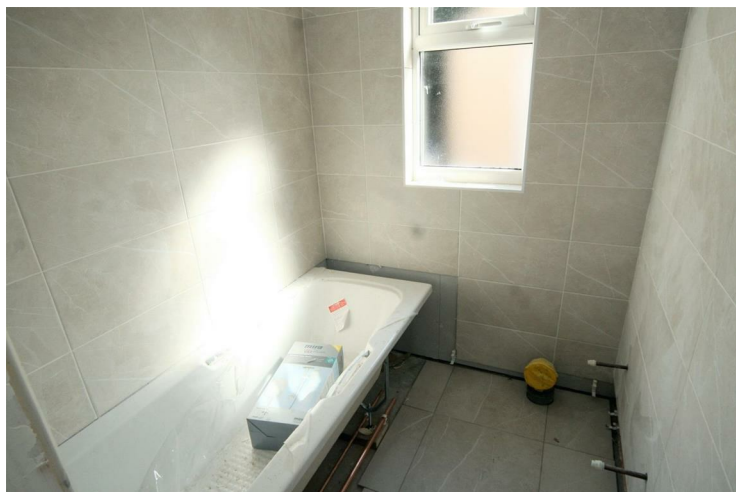
Agent's Note

The photos of the property after refurbishment featuring in the present brochure were taken prior to the current tenancy.



SERVICES

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



According to <https://checker.ofcom.org.uk/>
 Broadband available (Standard, Superfast, Ultrafast)
 Mobile signal:
 Indoor: EE, Three, O2 fully available (calls and data),
 Vodafone not available
 Outdoor: EE, Three, O2 and Vodafone fully available

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		
		89
	63	
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	