



Chartered Surveyors & Letting Agents



## 16, Plover Close, Oakham, LE15 6BE £875 PCM

Semi-detached house in good order situated in a popular residential area on the edge of Oakham and offering accommodation which briefly comprises:

GROUND FLOOR: Entrance Hall, Lounge, Kitchen/Diner; FIRST FLOOR: three Bedrooms, refitted Bathroom.

OUTSIDE: front and rear gardens, driveway providing off-road parking.

Gas central heating (new boiler installed April 2023).

A pet may be considered.

Council Tax band: B (Rutland)

Deposit: £1009.61

### 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)









**SERVICES**

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

According to <https://checker.ofcom.org.uk/>  
 Broadband availability: Standard, Superfast and Ultrafast  
 Mobile signal availability:  
 Indoor: EE - voice and data likely; Three - voice and data limited; O2 and Vodafone - voice limited, data none  
 Outdoor: EE, Three, O2 and 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			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	