



Chartered Surveyors & Letting Agents



2, Mount Pleasant, Oakham, LE15 6HU £2,200 PCM

Substantial period property set on a large plot in one of Oakham's premium residential areas and providing extensive character accommodation which in brief comprises:

GROUND FLOOR: Entrance Hall, Lounge, Dining Room, Family Room, Kitchen/Diner, Utility, Cloakroom/WC;

FIRST FLOOR: 4 Bedrooms, two of them En-suite, Family Bathroom.

OUTSIDE: ample off-road Parking, good-sized Gardens.

To let unfurnished

Council Tax Band: D (Rutland)
Deposit: £2538.46

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
- Gas central heating

According to <https://checker.ofcom.org.uk/>
 Broadband availability: Standard, Superfast, Ultrafast
 Mobile signal availability:
 Indoor: EE, Three, O2, Vodafone - voice and data limited
 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	
	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	
	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