



Chartered Surveyors & Letting Agents



12, John Clare Close, Oakham, LE15 6GH

£1,400 PCM

Contemporary detached house offering energy-efficient accommodation in good order in a popular residential area of Oakham.

The interior briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Kitchen/Diner, Sitting Room; **FIRST FLOOR:** Master Bedroom with en-suite Shower Room, three further Bedrooms (one double, two singles), Bathroom.

OUTSIDE: Car Port providing two off-road parking spaces to front, attractive, fully enclosed garden to rear.

Council Tax Band: D (Rutland)
Deposit: £1615.38

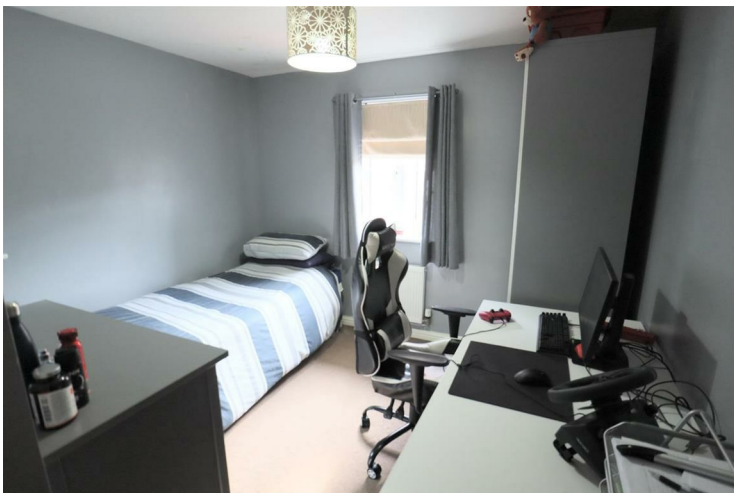
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SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Ultrafast
Mobile signal availability:
Indoor: O2 - voice likely, data limited; EE, Three, Vodafone - voice and data limited;
Outdoor: O2, EE, Three, 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		86
(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	