



Chartered Surveyors & Letting Agents



## **15, Peterborough Avenue, Oakham, LE15 6EB**

### **£2,000 PCM**

Substantial detached family home situated in one of Oakham's most desirable residential areas and offering well presented accommodation in good order throughout. The interior is arranged over two storeys and briefly comprises:

**GROUND FLOOR:** Entrance Hall, Sitting Room with Dining Area, Family Room, Kitchen/Breakfast Room, Utility Area, WC; **FIRST FLOOR:** 4 Bedrooms (3 double and 1 single), Family Bathroom, separate Shower Room.

**OUTSIDE:** attached Double Garage, open-plan lawned garden to the front, privately enclosed and screened garden to the rear.

Council Tax Band: G  
Deposit: £2307.69

**Oakham**  
5 Market Street  
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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  
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**Uppingham**  
18 High Street East  
Uppingham  
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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 - voice and data likely; 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		
	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		
England & Wales	EU Directive 2002/91/EC	80

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	